

# Housing Strategy Task Force Report Survey

Welcome!

## About This Survey

We would like your feedback on strategies to improve housing affordability, choice, and supply in Saanich based on the Housing Strategy Task Force recommendations.

Your input on Task Force recommendations for principles, focus areas, strategies, and actions is important to help shape the development of the Housing Strategy.

The survey should take just 10-20 minutes to complete. As a thank you for taking the time to share your thoughts, we are offering a chance to enter to win one of four \$100 gift cards to a local grocery store.

### Housing Strategy

Saanich is currently developing a Housing Strategy; a 10-year strategy that will direct how we move forward to improve housing outcomes and support residents of all ages, incomes, and abilities.

The Housing Strategy Task Force was formed to provide Council with recommendations for strategies and actions designed to achieve greater housing supply, affordability and diversity, and accommodate a broad range of community housing needs now and in the future.

Recommendations from the Task Force are anticipated to form the core content of the Housing Strategy. These recommendations are outlined in a report and will guide the direction of housing decisions in Saanich. The strategies and actions put forth by the Task Force are separated into seven focus areas.

### Housing Strategy Process So Far:

#### Task Force Process

Building on the District's Housing Needs Report, which highlighted a number of community housing needs in Saanich, a Housing Strategy Task Force was formed to support the development of the Saanich Housing Strategy. Recommendations from the Task Force identify key strategies and prioritized actions that address housing needs across the housing spectrum, including temporary, non-market, and market housing.

The Task Force was composed of a diverse range of individuals with expertise from organizations relevant to the housing sector and members of the community at large that have experienced or are experiencing housing challenges in Saanich.

For more information about the project please visit: [saanich.ca/housing](http://saanich.ca/housing)

Thank you again for taking the time to provide feedback.

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This survey is voluntary and responses are encouraged, but not required. Please do not provide any third-party information (e.g. talk about others) in your responses.

Your survey responses are being collected for the purpose of engagement and data analysis for developing the Housing Strategy. This collection of personal information is authorized under the Local Government Act, Community Charter, and section 26(c) of the Freedom of Information and Protection of Privacy Act. The information will be used for the purpose of data analysis related to the Housing Strategy. If you enter the prize draw, your name and phone number and/or email address will be collected and used only to contact you, if your entry is the prize winner.

Questions about privacy can be directed to the District of Saanich Privacy Officer at:  
770 Vernon Ave, Victoria, BC V8X 2W7  
(250)-475-1775  
foi@saanich.ca

## Principles

The following recommended principles below are intended to identify the fundamental values that will guide implementation of the Housing Strategy.

### EQUITY, DIVERSITY, AND INCLUSION

Current and future residents should have access to safe, secure, and affordable housing across the District. Encourage equity, diversity, and inclusion when addressing housing needs. Foster the right mix of housing to support resilient communities with strong connections between people, places, and the broader community.

### ENVIRONMENTAL, ECONOMIC, AND SOCIAL SUSTAINABILITY

Access to suitable and affordable housing should align with and support equitable access to jobs, education, community amenities, and opportunities for economic prosperity for people of all ages, incomes, abilities, and backgrounds. Housing solutions should support climate action, reduce risks associated with a changing climate, and improve quality of life for residents.

### WELL-BEING AND SECURITY

Housing is first and foremost about homes, the security of tenure, while also providing a foundation for a sense of belonging in the District. A healthy housing spectrum is a benefit to all residents. When the supply of housing is insufficient, there are negative consequences felt across the health, social services, education, and justice systems.

### RESILIENCE AND INNOVATION

Embrace adaptability when responding to housing needs and emergent housing issues, both expected and unexpected. Base housing actions on best practices and analyze outcomes to ensure that the intended purpose is achieved. Support the housing sector's commitment to innovation, creativity, and new approaches to housing.

### RESPONSIVENESS


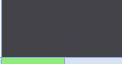



Support the housing development process through timeliness and responsiveness to applications and through policies to support increased certainty. Create and update policy frameworks in order to adapt to dynamic housing needs. This responsiveness is an essential component for Saanich to build a community with diverse housing opportunities that meets the needs of current and future residents.

### PARTNERSHIPS

Partnerships are essential for achieving these guiding principles. Work towards improving housing outcomes through a collaborative approach with the non-profit sector, community partners, private sector, local organizations, all levels of government, and the community at large.

1) What is your level of support for the guiding Principles recommended by the Task Force?

Respondents: 1512

Choice	Percentage	Count	
Strongly Support	30.95%	468	
Support	39.15%	592	
Neutral	20.30%	307	
Do Not Support	7.01%	106	
Strongly Do Not Support	2.58%	39	
Total	100%	1512	

## 2) How do you think the Principles could be improved? Is there anything missing?

Respondents: 629

#	2) How do you think the Principles could be improved? Is there anything missing?
1	No
2	I think the principles look great!
3	I think it sounds good
4	Focus on partnerships with senior government to provide funding for the lower end of the spectrum.
5	More focus on environmental responsibility.
6	Reconciliation and supporting Indigenous resurgence is absent.
7	Nothing missing...so the fundamentals about housing are missing. I find the principles poorly written, each one covers too much.
8	Increased housing should also try and maintain other regional values such as natural areas, cycling corridors, neighbourhood features
9	Active collaboration with, and weight given to the opinions of, community resident associations.
10	This covers everything you can think of
11	Some are not clear in their meaning or scope such as this one "Housing options should support climate action", this statement is very vague. The need for housing is great, I don't want to see initiatives squashed because of overly strict guidelines that do not have firm science behind them.
12	"Responsiveness" strikes me as code for "give developers what they want .. quickly and without barriers." I'm all for helping those in need of affordable housing, but dislike what I heard one Saanich Councilor said in public about being "responsive". I strongly recommend a rewording.
13	Measuring and reporting the work will be critical. How do we know we are making a dent in the housing crisis? By stating how many new starts and completions there were in a quarter? What if that number is overtaken by the amount of in-migration from the rest of Canada in a heated housing market?
14	Support existing neighborhoods by ensuring adequate parking, and amenities and public transportation.
15	remove equity and diversity and inclusion as none of these are addressed properly in the task force other than low priority
16	No
17	I may have missed this, but how to partner with existing groups who are in the business of operating various types of housing, such as; Victoria Housing Society who operates in Saanich. And, how to partner with Developers.
18	More focus on partnerships with local/committee organizations
19	Consultation and agreement from local ratepayers associations to ensure projects and developments suit the local neighbourhood
20	Stakeholders/Decision Makers are a diverse group of people/organizations

21	Sticking with agreed upon community density plans supported by the communities they impact. No over building or density
22	Principles could be improved by more action and less talk. Reduce red tape at municipal hall.
23	Would like to see mention of increased density, especially near transit corridors and spine bike routes
24	There is nothing to indicate how the principles will support climate action. There needs to be consideration for ensuring that natural land space is left unaltered and protected.
25	the focus should solely be on providing more homes for low income.
26	These principles are largely aspirational, as opposed to being things that can concretely be measured and evaluated objectively and quantitatively. Set some real targets and then prove you're meeting them.
27	Too much
28	Stop dumping the junkies in the Gorge Tillicum neighbourhood!
29	Include incentives to encourage developers
30	No
31	Respect for taxpayers and their homes
32	Add a starting notice that the impact of high land valuation and law of supply and demand is acknowledged.
33	Mix of old and young people
34	Affordability. With access to good nutrition (maybe a communal kitchen) bedrooms that are cool dark and quiet for good rest. A gym for indoor excessive.
35	You might single out VIHA from "all levels of government" as their support as a partner is critical re mental and drug related problems that impact housing needs.
36	All residential bylaws and planning policies, processes, and costs should be reviewed and changed to facilitate these principles.
37	What is missing is the participation of municipalities other than Victoria and Saanich.
38	Partnerships are important, absolutely, and good for larger projects. But they are very challenging to make work with smaller missing middle housing projects, as there are lower margins and less profit in these types of projects so less money and time to spend in discussions.
39	RESULTS or what the measurements are for success
40	Emphasize gentle densification of existing neighbourhoods; control neighbourhood tendencies of nimbyism, promote heavier densification at "Cores"
41	Adjust bylaws to accommodate unique alternative housing; eg. tiny homes on wheels, in-fill housing, co-ops...
42	I think you are misguided if you think you can get affordability in most areas of Saanich. What does affordability mean?
43	Within the scope of equity, a commitment to review historical policies, such as single family exclusive zoning, and appropriately change or remove those which have their origins in racism or the exclusion of poorer/working-class would be a major step forward. Examples of just this have been done within the City of Berkley, San Francisco, just within the past few months.

44	It is too theoretical model/paradigm- I have been involved in housing for over 40 years and I think there needs to be more information as a context to the statements...which sound more like underpinning visionary, beliefs and values.
45	The ENVIRONMENTAL, ECONOMIC, AND SOCIAL SUSTAINABILITY section could include discussion of childcare. This pandemic has highlighted that childcare is an essential need for our society to function properly. Perhaps all new developments should include a space for a childcare facility.
46	Decoupling housing from international investment markets. Housing should be a right for citizens, not an investment opportunity.
47	Foremost in consideration needs to be environmental sustainability rather than trying to balance this with economic and social sustainability issues. The climate change issue is key to address. Housing initiatives therefore must not generate more traffic (greenhouse gases) and density should be concentrated in areas close to services rather than distributed out into the broader community.
48	Equal weight or more given to environment, maintaining and increasing tree canopy, maintaining some areas as is without added development objectives. More focus on what the local community says about a project as opposed to council, developers etc who don't even live in the area.
49	Should focus on building better communities, not just adding more housing units. Just increasing housing units without considering community has a long history of failure throughout Canada (and elsewhere).
50	Perhaps the language is unclear but allowing zoning to be broader/more flexible gives latitude to the private sector to provide housing, the vast majority of our housing is built this way, it is counter productive for government to micromanage
51	Seems fine
52	Maintain the UCB at all costs. Don't allow any outside it as then every developer will want access
53	Responsiveness needs to have timeframes associated with it. Current application processing times at Saanich are abysmal. The Housing Strategy should commit the District to a maximum number of months to process affordable housing applications.
54	n/a
55	Less virtue signaling, more results orientated.
56	Cease immigration. 400,000 plus refugees a year create too much pressure on the housing market. You all have to look at the big picture.
57	Yes
58	specify educational institutions responsibility in providing housing for students
59	The Principle of Environmental Sustainability is completely ignored. The whole report is inconsistent with that fundamental principle.
60	it doesn't seem to address current home owners, only the want to be owners.
61	Embrace density, repel 'like for like.' If like for like were a consistent factor in development we'd all be living on farms
62	Safety and security. Rising crime rates suggest more attention needed.

63	A real person could never not support any of the principles...how we achieve success in pursuit is KEY
64	Be aware many areas take the : not in my neighbourhood) approach to affordable housing consequently they all end up being put in none small area. This is not an acceptable solution the Task Force needs to be aware of. Thank you
65	Canadians own homes in Canada. No foreign ownership
66	Affordability
67	Covers the most essential elements
68	Permit process is way too long you should be able to have a max 10 day wait for permit approval. Also your you need to amend you tree bylaws. Builder now dont want anything to do with a property that has trees on it. You could offer tax breaks or developing insensitive at attract more builders and developers to build house. As its stands saanich os know as the worse city to deal with.
69	Root cause of housing crisis and preventing same mistakes. Not sure how you would make that a principle but it is important to know why to cure the problem.
70	Sounds nice and fluffy, But what is actually going to happen,?
71	The principles shd reflect mobility and affordability of lifestyle and affordability around service reqts ie storm water, municipal infrastructure capacities ... which can help in managing property tax increases
72	Greater Victoria long has been a destination for retiring people from across Canada and has a higher percentage of retired persons than anywhere else in Canada. The needs of this group should be taken into consideration in your planning. I am in favour of supportive housing for unhoused people, but am 100% opposed to the current trend in Vancouver, for example, of congregate housing of those dependent on substances to locations in established family neighbourhoods.
73	EE&SS "improve quality of life" should include access to home outdoor space, either private or shared on the property.
74	Doesn't seem to be anything missing...
75	Ensuring that no over-development occurred in single family neighbourhoods
76	There needs to be more engagement with the end user. In general these principles look like they are covering off criteria from a text book to satisfy provincial and federal guidelines. That's a necessary part of any government process, but the end user may (will) have insights that you can't find in a textbook or through public engagement with "stakeholder" who have no real stake in the the outcome other than entrench NIMBYism.
77	The free market should decide how housing is allocated. Not socialistic municipal governments.
78	Real and sincere environmental mitigation..not just bike racks for ultra high density non environmental development.
79	ENVIRONMENTAL, ECONOMIC, AND SOCIAL SUSTAINABILITY = needs to include diverse mobility options to access housing. Transportation is missing.
80	No
81	Timeline and measurement for accountability in implementing policy



82	Not enough focus on green spaces
83	These are great overarching principles however they are not all similar in terms of ability/ease of achievement. Was there any thoughtful discussion about the solutions that support these principles?
84	Definitions - e.g. what is meant by "affordable"? Expensive housing is "affordable" for those with the means to pay for it. What is meant by "diversity", "inclusion" other than the obvious - i.e. a variety of options for a variety of needs.
85	I think these points could be credible; however, you may want to hire someone to translate into plain English... I had to reread 3x to get through the bureaucratise.
86	Looks good
87	Maybe more emphasis on regional collaboration
88	Housing (any kind) should support and strengthen communities. A strong community can help support new housing initiatives.
89	Saanich needs to define what is affordable housing in dollars. And to have developeres pay their share of affordability. How can we ensure that greedy landlords are monitored because many only think fo what they can take from stuents for instance- near Uvic and Camosun
90	They are repetitive ie EQUITY, DIVERSITY, AND INCLUSION and WELL-BEING AND SECURITY and the statements use terms that can not be understood. What does " dynamic housing needs: mean? just two examples. Nonsense each or
91	Not enough focus on the environmental impact.
92	Need to speed up process.
93	include the importance of public transportation - frequency of busses and availability of bus stops
94	No. Good basic principles. Well done.
95	include the importance of public transportation; bus stops and frequency
96	The questions seem vague and appear to be leaning toward a pre decided outcome
97	housing should not be considered a commodity to create profit. The economic wellbeing mentioned above should not come from the equity in the house, but the resultant capacity of being comfortably and safely housed
98	You guys have nailed the essentials
99	Under the responsiveness heading: what does it mean to support increased certainty? certainty of what?
100	responsiveness shuld be given higer priority ..your own Housing Supply report of nov 2020 give you failing grades for development approval process ..'cost an dpolicy changes do not encourage to build in the community' ... apt form new housing supply the approval process stimulates employment, investment and expands the tax base.. this Principle is not given enough profile and comittment .. a 3 yr time frame for project approval is a disgrace
101	Housing rentals and ownership in Saanich should be market-driven. The unhoused should stay in downtown Victoria.
102	Ensure you're focusing on all types of missing housing. Market family housing is needed but in a denser form. The only housing that isn't needed is single family homes.

<b>103</b>	Create communities that are walkable, improve transportation options and create whole communities. Making housing more affordable is supported by making living in a community more affordable. Eliminating the need for a car, insurance and gasoline for example will significantly increase disposable income.
<b>104</b>	Simply focusing on housing to the exclusion of other aspects of a vibrant, dynamic community doesn't make for a happy, healthy environment for people. Well thought out urban planning is crucial to avoid becoming a 'bedroom community' without any soul or character.
<b>105</b>	nope
<b>106</b>	Ensure the process doesn't get bogged down by assigning PM's.
<b>107</b>	Sadly, I wanted to write alot and I had run out of room. So that could be improved for people like myself who write a lot. My concerns about the principles are, respect the local area plans, respect the past work and principles that have been adopted in the past. Developers I believe follow the rules when the rules are consistent. To bring forward plans that aren't in keeping with local area plans should be told the application is a non starter. Mayor and Council need to understand that the local area plans are developed with the community making concessions and suggestions and it is not a unilateral decision by Council to disrespect the process and the people who took the time out of their lives to be involved.
<b>108</b>	They are so general that they could be implemented in so many different ways. I find them vague and unhelpful
<b>109</b>	You need to address parking issues and set parking ratios so that new communities can blend seamlessly into established communities. Accessibility to new buildings should also be part of the plans.
<b>110</b>	I don't believe the council or task force takes in any consideration to the wants and desires of existing home owners who have worked hard to purchase their home only to see it devaluated by the development of giant apartment buildings with no parking for the tenants "because all rentals obviously will not be allowed to own a car".
<b>111</b>	I think the EDI principle in particular is very vague and doesn't sound like a very strong commitment to 'diverse' housing opportunities
<b>112</b>	Housing should not come directly from a loss of green spaces and parks in neighbourhoods.
<b>113</b>	Affordability.
<b>114</b>	zoning, development, infill, architecture, and transportation design should all encourage across demographic community, whether income, race, or disability, etc. .
<b>115</b>	Supporting equitable access....I would like to see that all of our communities have within walking distance a market to decrease our reliance on cars.
<b>116</b>	Council should unanimously agree that they will support the Housing Plans and not shelve the recommendations
<b>117</b>	Give high priority to objections and input from neighbourhood residents.
<b>118</b>	The aforementioned are "motherhood" issues. Who is going to quarrel with a provision for affordable housing. However, included among Council's principles should be something that addresses neighbourhood concerns regarding development. Concerns regarding densification and the environment are acknowledged by Council but not addressed in a way that resonates with concerned residents. Council will afford neighbours a token nod regarding concerns, but does little or nothing to protect what is of value and importance to people invested in

	protecting the low density characteristics and environment of the neighbourhoods which are home to these tax-paying citizens.
<b>119</b>	Acessibility, having access to housing that is beyond bus routes, grocery stores, ect. Housing needs to be accessible to community services.
<b>120</b>	This survey should allow the user to rate each principle. I agree with some but not others.
<b>121</b>	I think the principles cover the major concepts when developing the housing strategy for the city.
<b>122</b>	Within the Environmental, Economic and Social Sustainability - something to do with encouraging "walkability" of neighbourhoods
<b>123</b>	Saanich needs to recognize that homeowners are going into massive debt to purchase safe spaces for their family's and that houses addicts next door is not the appropriate action.
<b>124</b>	More emphasis on input from existing homeowners before any project is begun
<b>125</b>	Some neighbourhoods should be strictly single family housing no garden suites, deplexes or townhouses
<b>126</b>	They are very well thought out. Nothing is missing
<b>127</b>	Maintaining the flavor of the neighborhood should be a priority too.
<b>128</b>	Everything can be improved never stop working toward a better outcome then planned.
<b>129</b>	It would be great to see a principle related to truth and reconciliation with First Nations folk
<b>130</b>	Missing: Recognition of the existing housing networks and neighbourhoods, e.g. don't build a 20 storey condo building in the midst of single family residences.
<b>131</b>	Missing: Recognition of the need to support existing housing networks and neighbourhoods, e.g. don't permit a 10 storey condo in a neighbourhood of single family dwellings; do nothing to depreciate the market value of existing homes.
<b>132</b>	No
<b>133</b>	I am not sure how to word it but there is an ongoing issue where those with homes and backyards to protect (commonly referred to as NIMBYs) are most outspoken and organized when it comes to changes in their community. This can provide an unfair advantage to the opposition, as the folks that are in need of the supply can be less organized, and have less time to prepare arguments and attend meetings in favour of developments. The Task Force needs to recognize this imbalance and help ensure the needs of those less fortunate have equal weight in the decision making process. Victoria is a desirable place to live, and the population will continue to increase. Change is coming, and municipalities need to learn to become more responsive and agile in this changing environment. I think most of that has been captured in these Principles though.
<b>134</b>	Housing should be tied to transportation. If housing density goes over and above the ability of a neighborhood's transportation limitations, then several of the above principles would be compromised.
<b>135</b>	There are too many of these and they are too vague. What wouldn't qualify as adhering to these principles?
<b>136</b>	The bureaucracy needs to be reduced to increase the supply of housing. The municipality is its own worst enemy.
<b>137</b>	Simplify

<b>138</b>	Cut red tape and paperwork required of potential builders
<b>139</b>	Housing Strategies should ensure maintaining or enhancing current Saanich residences' quality of life.
<b>140</b>	I would like to see concrete actions to move the community closer to the '15 minute city' ideal, with higher density, more dispersed commercial zoning, and flexibility for homeowners to develop underutilized land to build homes and reduce car dependency.
<b>141</b>	A
<b>142</b>	PARKING,PARKING, NOISE NOISE,ABSENTEE LAND LORDS !
<b>143</b>	No
<b>144</b>	No
<b>145</b>	Focus on renters
<b>146</b>	These terms are so broad as to meaningless and are capable of supporting all manner of ideas. Not helpful.
<b>147</b>	To me, many of these terms are nice-sounding buzzwords, but I'm less certain about how those might be meaningfully enacted. Saanich's understanding of power relationships in their "Partnerships" section is undescribed; I would have appreciated a much better sense of how those partnerships would be equitable enacted. "EDI" as written feels boilerplate and could have been taken word-for-word from a corporate "social responsibility" playbook. "Resilience and Innovation" is exceptionally vague. There is nothing whatsoever here in terms of partnerships with the WSANEC People upon whose land this municipality is based. Crown-to-crown negotiations aside (which of course arent the responsibility of municipalities), this is a glaring absence.
<b>148</b>	The guiding principles are not specific, full of political landmines, and don't really explain what each guiding principle means in practice. How is each one going to impact those of us that live in Saanich? I have no clue based on reading them.
<b>149</b>	More on environment-weak statment above.What about Resilient Saanich & Tech Committee ?
<b>150</b>	Looks good
<b>151</b>	Considering all traffic added onto roads with more housing. Being bold about more bike lanes on rural roads or multi use paths that can be used by all. Don't make the cars most important
<b>152</b>	Ensure housing mix includes those with mental health needs, including supportive housing
<b>153</b>	I appreciate the Principle about Partnership, but until the price of land is reduced, Partnership will be a driving focus. As you are well aware, all of the other Principles will fall in line when housing is affordable.
<b>154</b>	Policies to protect renters from renoviction
<b>155</b>	There is nothing there about affordability, which is a major issue, especially for young people.
<b>156</b>	The principles seem to completely miss the underlying issue for the housing shortage.
<b>157</b>	The appearance of the word diversity feels glossed over. Ultimately as we move forward, to address immediate and broad housing concerns in our greater community, creativity and diversity will be keys to immediate adaptations.

158	language too vague and would be greatly detrimental to the environment and climate change principles since the interpretation could and in my view allow for unbridled housing growth without community recourse.
159	Valuing large trees and green space that is both privately and publicly owned. So far the green benefits have largely been ignored and undermined in envisioning housing density as a priority overriding everything! Instead, please value oxygen formation, bathing our brains in nature's wonder visually, audio logically, and from our nostrils. Pay homeowners for their retention of green spaces! Devise a formula to reduce taxes to honour the public benefit to not expanding carbon footprints!
160	They need to be more specific. It's ok to state "why" and "how" but the principles do not address specific plans. This is something that Saanich does which looks good on paper or in principle.
161	The main thing I want to have Saanich stress is that THE PUBLIC SECTOR is going to be the main way to solve housing affordability.
162	The environment and protection of green space is not addressed
163	n/a
164	Rent control
165	I think the District also needs to have meaningful dialogue with residents who currently live in the affected areas.
166	Carefully studying impacts to the natural environment before building new housing. Making sure a higher percentage of affordable housing is part of any new developments.
167	There are too many and they are too broad. Safety and security are the foundations of a community, so the wellbeing and security should outweigh all others. Don't solve the problems of the world, focus on security and safety.
168	No. They look great.
169	Need to balance need to current quality of life and how this will be affected by increased population and services demand
170	Looks very thorough
171	Quicker response to giving permits
172	Are you going to use ALR land for housing? There is a lot of potential north of Camosun College for multi dwellings (crown land) Beaver Lake School - which is now Sides, would be a great spot for low cost row type housing with plenty of green space for a little park or commons for the housing. How do you choose who gets affordable housing and how is it subsidized?
173	A principle related to housing affordability is important
174	The initiatives are a good start; however, an item to define the term neighbourhood's character in relation to housing and amenities and then each neighbourhood's actual characteristics needs to be defined in OCP/LAP to demystify and guide planning, developers and neighbourhoods (decreasing the current polarization and misunderstandings between Saanich, residents and developers.) There is no mention environmental impact assessment requirement nor is there any mention of how current traffic and mobility issues will be addressed/resolved by changing the current residential make-up.

175	I agree we need affordable housing. However that shouldn't mean putting putting apartment buildings and multi unit buildings in subdivisions with single family where they don't in. Where parking becomes an issue and trees and wildlife are destroyed.
176	Saanich has lost sight of the fact that the area is basically rural and staff and politicians are bent on building irregardless of the wants and needs of current residents.
177	While "Principles" are a concept, they need to avoid sounding hollow and astract if they are to work. Nice sounding sentences and concepts do not make for concrete actions.
178	Re-study rural Saanich and consider large property subdivision for more housing development.
179	Keep similar homes in an area of only similar homes. Keep some single family homes with no suits or multi-family homes in the area.
180	It is a little absurd to bring issues like climate action into such a basic and largely unrelated problem. The more constraints you put on the solution, the less likely you are to solve the problem.
181	Housing with supports as a right. The
182	Hard to disagree with such broad sweeping statements and when phrases like 'right mix of housing' are not defined
183	Principles are fine. The mean little if the plan is not concrete.
184	I think these are all great points
185	Eliminate all but "Security".
186	After reading the Task Force Housing Strategy Document being proposed for Cordova Bay I believe these "principles" are common to all districts and not customized to "Cordova Bay."
187	Missing: There is no mention of the impact of transportation to development and the impact that development has on transportation. The proposed development at 4590 Lochside is going to severely impact the Lochside trail south of Royal Oak Dr. and applying a broad plan such as this doesn't allow for that impact. Yes, we need density, but not when it will directly affect a cycling route that is only becoming more popular with density and the popularity of e-bikes that make our community even more accessible (and livable) for many more commuters by bicycle. Density for the sake of density is not the answer and I don't like how this seems to support development without those discussions. Developments such as The Haro on Cordova Bay Rd. adds density without affecting alternative transportation and will actually help to bring better transportation options to this area.
188	really be serious of your goal regarding inclusion, to get a real feel for the whole of Saanich's population
189	Housing is strongly linked to transport options. More walkable communities, links to transport corridors for public transport, cycling. I'd like developments to preserve (and even restore) natural features, e.g. trees, rock outcrops, streams - e.g. daylighting of Bowker Creek)
190	I think greater communication and participation with the community would improve these basic principles.
191	Consider the existing living cost and wages in evaluating housing options
192	I said "do not support" because I think the question is problematic for the following reasons: a) more than one question being asked at a time (if anything, need to ask for each "principle" ) b) wording is vague and lacks concrete anchors (not so bad for policy statements but terrible for gauging public support. Anything missing: while it's reasonable to focus on the housing crisis,

	you need to consider how we will construct sustainable and liveable communities not just "build more housing yesterday"
<b>193</b>	No
<b>194</b>	When speaking of the broader community in the Equity, Diversity and Inclusion header, please mention the Indigenous Peoples on which we practice these policies.
<b>195</b>	reduce density in already developed areas
<b>196</b>	Add: "We acknowledge that our zoning by-laws are the primary problem having a healthy housing supply." and "We acknowledge that asking a NIMBY whether they support anything is a waste of time."
<b>197</b>	Include access to multi modal transportation with an emphasis on improved sidewalks, bike lanes and bus access
<b>198</b>	Overall they are excellent and on point; however, SOME of the recommendations which flow from them are problematic, and there doesn't seem to be a way in the survey to commend on particular recommendations of concern. It's either all or nothing for each set of recommendations. For example, the recommendation to drop the requirement for the owner to live on the property which has suites and / or garden suites is exactly the wrong way to go if the densification of single family zones is to be successful rather than the source of stress and social division. It is the owner's direct connection with the neighbourhood that ensures all tenants will respect the neighbourhood, that properties will be maintained and attractive, that there will not be undue noise and bad behaviour, that the street view will not be blighted with rows of garbage cans and recycling bins, that cars will not park every which way on lawns, etc. Very very bad idea to remove that requirement in single family zones.
<b>199</b>	Shouldn't hav economic and environmental sustainability together. Environmental sustainability should be its own principle and also reflected within each principle. Should include a principle that reflects the right to own a home and promotes a shift away from houses as an economic investment.
<b>200</b>	When you talk affordable housing, what is the price range these homes start at? There are affordable homes being built that start a \$500,000, to me that is not affordable.
<b>201</b>	Making equity the first principle politicizes this process instead of making it about all Saanichites.
<b>202</b>	There are also property and equipment improvement projects.
<b>203</b>	focus on the future not the past
<b>204</b>	NO
<b>205</b>	The non housing parts of the problem seem to have been neglected. Housing requires transforming land into something new: developed land. We need to remember that changing land use has effects on climate, on water, on wildlife of all kinds.
<b>206</b>	How it fits in the community. New housing should raise up a community and enhance it. Not create issues that over time degrade the existing neighborhood.
<b>207</b>	Neglected to mention existing community associations who are very committed to their neighbourhoods, and should be included in any discussion on housing/task forces.
<b>208</b>	The way this question is worried discourages specific feedback on each component.
<b>209</b>	Good to write down. I hope there are proposed solutions in this survey. Otherwise this is just garbage with sprinkles on top.



<b>210</b>	Target principles more aggressively on affordability; the principles are fine but you should make it clear that Saanich will do whatever it takes to drive the cost of housing down.
<b>211</b>	i think it is important to consider a diversity of housing styles and options (e.g. missing middle)
<b>212</b>	living justice, acknowledge everyone has a basic need of adequate and affordable housing/shelter
<b>213</b>	It's good to have housing goals , mayor and council should be careful not to force square pegs into round holes . Add density to village centers and transit corridors first . This is straight forward and expected by most residence . Pushing boundaries because of ideological beliefs doesn't magically produce great neighborhoods as is evident in Vancouver. The free for all over there has hollowed out neighbourhood's for the worst .
<b>214</b>	There should be a limit on how landlords charge rent. Which most of the time its higher than the actual mortgage because of this high earnings from tenants ppl are able to purchase more houses to rent. This crashes the first time home buyer's and the regular families that need to have a home for their family. Whereas the ones that already have mortgages they get approved faster! Thats our situation!
<b>215</b>	Add in Health - in the context of building healthy cities.
<b>216</b>	None that I can think of
<b>217</b>	Cap rental cost, increase wages , decrease cost of living.
<b>218</b>	Responsiveness should ask for timeliness metrics from Saanich
<b>219</b>	Focus on younger generation and affordable home owning/renting.
<b>220</b>	No, I don't think anything is missing or in need of improvement.
<b>221</b>	Add a "local housing first" priority, similar to PEI prevent outside ownership of properties in Saanich. Also consider policies that would prevent buyers from Vancouver/Lower Mainland from purchasing in Saanich if not required to be here for work, and increasing prices due to their higher buying power.
<b>222</b>	Approximately 95 percent of housing is created by non governmental entities (ie. developers and builders). Support increased housing by hiring more staff to get work done faster. Fir a recent project in Saanich, it took 3-4 months get a simple (and fairly standardized ) interdepartmental referral comments back from Saanich staff. This takes only 2-3 weeks in Langford.
<b>223</b>	Accessibility - making this resource easily accessible for those entering the housing market and being able to meet the demand for this initiative
<b>224</b>	the language is too ambiguous...it could set home building as paramount above full consideration of equally important environmental, and climate change criteria
<b>225</b>	Those are great principles
<b>226</b>	I think you should include the principle of dignity. Affordable housing should be nice, safe, and modern.
<b>227</b>	I think that members on the advisory board and council should not be developers. I am very happy this survey is available.
<b>228</b>	As long as this includes a representative from the House Builders Ass'n, Real Estate Board, and a lending institution or member from a representative Board or Ass'n it sounds good.



<b>229</b>	Yes, subsidized housing registries should have in place a way for families who have been on the wait list more than 5 yrs or single moms who work to get priority at some point. My family waited over 10 yrs for housing but never got into one. We just stopped applying after that and did out best to make ends meet
<b>230</b>	Let's stop baby sitting and move to reality. We can't all get what we want. Why not work on raising incomes?
<b>231</b>	the element of affordability is always foremost in my mind. we are historically far beyond being able to rein in costs- as the real estate industry and speculative builders have contributed to cost escalations far far beyond cost of living increases. senior government shouls have acted on this decades ago. some policies such as covenanted long term rental requirements and rent controls do help somewhat, but a 55000 dollar house 40 years ago is a \$1000000 house today. wish income had increased as much!
<b>232</b>	The word affordable be removed
<b>233</b>	No consideration of the impact to the environment and potential loss of tree canopy as well as permeable surfaces for water absorption. What about having Design Charettes in affected neighbourhoods. Listen and act on the current residents input, not just the future residents. Listen to your neighbourhood associations and action their requests instead of just giving them air time and ignoring. Parking is a huge issue and needs to be enforced.
<b>234</b>	Affordability
<b>235</b>	What communication has been opened with indigenous communities in the area?
<b>236</b>	More realistic
<b>237</b>	Supportive housing should have been broken off from affordable housing because they aren't the same thing. We don't want drug attic's in this neighbourhood when there is no where for them to get any kind of treatment no availability of doctors. Where as affordable housing is completely different
<b>238</b>	No
<b>239</b>	Different areas in Saanich require different treatments and levels of housing.
<b>240</b>	A big issue is the glacial pace of approving projects, building permits and prohibitive fees.
<b>241</b>	A lot of PC [REDACTED], but we all know the cheapest land is where its going to get built. 10 Mile point isn't going to be housing the homeless anytime soon.
<b>242</b>	tl;dr
<b>243</b>	Preference is to assist without devaluing the neighborhood please
<b>244</b>	no
<b>245</b>	Very well done
<b>246</b>	Missing information on inflation rates which makes most housing inaccessible
<b>247</b>	Housing growth should prioritize density increases in previously developed areas. Ie within UCB, away from remnant old growth and sensitive ecosystems
<b>248</b>	barriers for places for homeless. they should not be able to continue drug use, and unrestricted visitors if given a home

<b>249</b>	Not sure
<b>250</b>	Involvement of First Nations
<b>251</b>	I strongly feel that the voice of the community residence should be the most important consideration when planning changes to the zoning bylaws. Those living in the area are most affected by large condo development resulting in increase density, more traffic and parking problems.
<b>252</b>	I believe private sector should have a say in the housing strategy and a place in the community but not a partnership in the process. I believe 'For profits' do not have the best interest of the community as a priority.
<b>253</b>	Not that come immediately to mind
<b>254</b>	Affordable housing first
<b>255</b>	Include people with disabilities and stop placing people without disabilities in those units
<b>256</b>	Put in plain language. Shorten the wording make is straight forward
<b>257</b>	No
<b>258</b>	The Responsiveness principle is totally skewed in favour of developers. Responsiveness to neighbourhood and community concerns should be explicitly supported. In the Partnerships section, what will this "collaborative approach" actually look like? Will the wishes of local organizations and the community at large actually be taken into account? I'm also not convinced that the housing sector is committed to anything other than making a profit.
<b>259</b>	There is barely any mention of environmental priorities
<b>260</b>	Define commitment to innovation, consider more than rental options like affordable homes under 400k that is not a condo
<b>261</b>	Be able to blend in with established neighbourhoods (no towers amidst single family houses)
<b>262</b>	Nothing missing, the principles look very well thought out to me.
<b>263</b>	Yes, I believe the following phrase within the well-being and security principle needs revision: "Housing is first and foremost about homes, the security of tenure, while also providing a foundation for a sense of belonging in the District." I believe that housing isn't as simple as being first and foremost about homes. Neighbourhood design will heavily influence the well being of a resident in a home. Having affordable housing alongside a busy 4 or 6 lane road does not promote well being, in fact studies show that the noise and air pollution associated with proximity to transit corridors is detrimental to human physical and mental health - it is imperative that this be considered. I believe building performance, or the quality of housing, is missing from these principles. I believe it necessary to improve upon construction standards provided in the BCBC requirements. Situating a basement suite under a large family, or student rental, may provide shelter but not a home - the noise tr
<b>264</b>	More bylaw support for renters
<b>265</b>	no comments
<b>266</b>	Some points I agree with and others I don't.

267	Considering that my partner and I have been trying to find a house for 2 years, I think that "responsiveness" needs to be worked on
268	People before profit
269	Nothing comes to mind. The Principles are very broad as they stand.
270	Affordability should always be priority #1. Diversity, inclusion, sustainability and all the rest are much easier to foster once people can actually afford to survive.
271	Recognizing that the people who own homes in Saanich aren't "elitist" or "privileged" but hard workers who pay tax dollars and worked for everything they have.
272	way too broad and optimistic, it's like saying there should be no more war or discontent...
273	I'm not sure what this sentence means " Housing is first and foremost about homes" but apart from that it all felt vague but fine!
274	Affordability
275	Allow home owners to rent out house & suites even if they do not reside on the property.
276	Looks good
277	Nothing missing
278	Social justice and Indigenous concerns
279	Something about safety for people who aren't residents yet but will be.
280	Principles are too vague and subject to virtue signaling; some definitions are in order.
281	keep housing within the urban containment boundaries and try to keep density down
282	Consequences for not achieving goals
283	No
284	no
285	Increase emphasis on preservation of every nature space that is in existence in the district, whether in a park, vacant land or a parcel in a development proposal. We need every bit of greenspace to have nature continue and biodiversity. EG: Owls naturally control rodent populations.
286	The language under each point is broad and covers my concerns.
287	Affordability and building more buildings so more people can afford to get a home.
288	Secondary suites should be inspected for livability, the housing shortage has seen suites pop up in basements with low ceilings, inadequate ventilation and little natural light.
289	The key is expediency - don't sit on ideas and recommendations; roll them out.
290	Actually following the words written with action.
291	detail this statement: . Foster the right mix of housing to support resilient communities with strong connections between people, places, and the broader community.
292	There should be more engagement with neighbourhood associations when changes are being contemplated in their area.

<b>293</b>	N/a
<b>294</b>	would appreciate more emphasis on sustainability, both in terms of environmental impact and long term "live-ability"
<b>295</b>	Not having 64 pages to slog through in language that is a barrier for a lot of people. What a HUGE waste of my time when it should have been written in clear, everyday language what you meant and what the intent was.
<b>296</b>	Its a nice idea, how are you going to lower rent to actually be affordable?
<b>297</b>	Groups will often state principles and values but will forget them. It would be integral to keep these in the forefront of workers' minds
<b>298</b>	I don't believe these will actually be followed
<b>299</b>	Looks like they were designed by a committee.
<b>300</b>	Less wordy. More focus on real people
<b>301</b>	Housing as a human right, as it is in the Universal declaration of human Rights
<b>302</b>	they seem quite complete. i might only mention exploring alternative tenure models more prominently from outset
<b>303</b>	No!
<b>304</b>	Actually these look great but some examples of what the words mean in practice might be helpful.
<b>305</b>	You're doing a great job and I support all your points
<b>306</b>	I worry that responsiveness can lead to developers driving the rules rather than us having the plan that they need to follow.
<b>307</b>	Under "Well-being and Security" I would add that although "housing is first and foremost about homes", it also includes the infrastructure to support the families that live in those homes, such as daycare, schools, transit, parking and services.
<b>308</b>	It seems that this Housing Strategy is designed to build affordable housing. That may be too narrow of approach. The discussion must include current housing, established neighbours and the impact that changes will have on those communities and current local plans? It appears this Housing Strategy is all about density. So I would suggest clearly add an items that addresses what we already have and address the impact on making changes.
<b>309</b>	connecting more to indigenous principles, needs and wisdom
<b>310</b>	Tall Trees, Carbon Sink, The terrible impact of concrete and pavement.
<b>311</b>	Speed is of the essence in this crisis so efficiency should be there with responsiveness.
<b>312</b>	Continued evolution of zoning policies to allow broader density in residential zones.
<b>313</b>	no this is pretty solid
<b>314</b>	Protect the environment
<b>315</b>	No, I think it sounds fantastic
<b>316</b>	I dont believe anything is missing it looks like they have opinions from various groups and sources

<b>317</b>	To have the current order of principles be the order of importance
<b>318</b>	Saanich is a Home. Love sustainability, in regards to environment add sustainable architecture. Build beautiful to last. No eye sores like Victoria's many. Promote local builders like Geric and Jawl to promote local culture. And keep building accountable. Saanich is a Jewel of the province lets keep it that way. Diverse homes with a single saanich identity.
<b>319</b>	Some sort of building strong sense of neighborhood. Get to know your neighbors, look out for each other to discourage crime, be vigilant because all these principles sound nice but there will always be people who choose not to be productive members of society, and those people should not be tolerated in society. They should be locked up or in treatment depending on their choices/health needs.
<b>320</b>	under well-being and security, further elaboration on the problems created by unsafe housing would be helpful, not just on the lack of housing supply (though that is important!)
<b>321</b>	Disability supports
<b>322</b>	N/a
<b>323</b>	Housing should coexist with green and natural spaces- too often more affordable housing if bereft of park access and green spaces should be accessible across socio economic status
<b>324</b>	not that I can absorb presently
<b>325</b>	It's the usual corporate BS that has been around and ignored for decades now.
<b>326</b>	stronger acknowledgent of the importance of environmental protection, access to natural areas and opportunities for food security
<b>327</b>	A focus on supporting young adults. Many of them will never be able to live in this area due to high housing costs
<b>328</b>	How housing needs to respond the differing and changing needs of individuals through the life cycle
<b>329</b>	Ignoring fact that existing infrastructure cannot even support current housing situation.
<b>330</b>	can't think of anything missing...
<b>331</b>	Ban carriage houses. Don't allow trees to be taken down in yards for carriage houses. Ensure onsite parking for any new buildings including carriage houses. Don't try to over densify neighbourhoods and sacrifice green!
<b>332</b>	It mostly sounds good. Too good. What do equity and diversity mean in this context? It's obvious that affordability, environmental sustainability, diversity and so forth are good things but they are at odds with one another. I would expect the principles to be about how those things would be balanced or prioritized. It pretty much goes without saying that they are good things.
<b>333</b>	The Principles are fine. What's not to like? This is a lot of "nice to have" and "pie in the sky".
<b>334</b>	I don't know
<b>335</b>	See them put into action!
<b>336</b>	.. improve quality of life for ALL residents, including current residents in existing neighbourhood.
<b>337</b>	They could be improved by being more rooted in reality and less in utopia. Statements such as this one (Housing solutions should support climate action, reduce risks associated with a

	changing climate, and improve quality of life for residents) are too utopian because some of these actions will work AGAINST improving quality of life for residents.
<b>338</b>	Alignment with transportation corridors
<b>339</b>	No
<b>340</b>	I feel like maintaining the quality and charm of the neighborhood is ignored
<b>341</b>	Experts (housing economists, etc) extrapolate from the data that lack of supply is the core issue is like to see more emphasis on how to increase and support the housing supply.
<b>342</b>	More clarity and definition needed on Responsiveness. Saanich needs to look deeply at their development processes to cut red tape, increase efficiency and certainty and treat applicants as partners in our community building process. Staff should be tasked with facilitating development not enforcing outdated bylaws or creating rules/requests on the fly.
<b>343</b>	Not sure if this is the eighth section to have this in, but with the university close by it would be nice to have a section devoted to seasonal/short term renting. With the current guidelines saanich has in place students are often forced to stay in illegal suites and are subjected to often unfair rules.
<b>344</b>	people need a sense of ownership in the house they are renting or they do not feel a sense of responsibility for the upkeep
<b>345</b>	Access to public transportation
<b>346</b>	These statements are extremely vague.
<b>347</b>	we can't do everything for everyone - fiscal responsibility - the taxpayer only has one pocket
<b>348</b>	64 rambling pages is not helpful. Make it one page of some tangible items you can actually achieve. Too much fluff. Seems like problems are being thoroughly appreciated. Little hope of you doing anything productive with such a long document guiding future activity. Be more concise and focused. Put yourself in the shoes of you citizens. If you have an action to "investigate" something further you are part of the problem.
<b>349</b>	There is a notable lack of focus on poverty. I'd like to see a complete bullet point addressing the housing challenges for people living in poverty - lone parents, low wage families, seniors.
<b>350</b>	Monthly rents should take average local incomes into account. The market rates are not reflective of people's ability to pay and are not sustainable. 30% of gross income was at one time the bench mark and now some folks are paying up to 60% of their income on housing.
<b>351</b>	Strong encouragement of 'green' houses eg solar, water collection etc
<b>352</b>	Best practices are something which caused some of the problems in suburbia. Some civills in 1960s America found that curved roads and T-intersections had the fewest number of accidents, so they used that for EVERYTHING. An effect of this is that what should be a 500m walk as the crow flies is actually a 2km drive, which is the opposite of good for the municipality as a whole.
<b>353</b>	The New tricks with old bricks approach - how reusing old buildings can cut carbon emissions <a href="https://www.thenbs.com/PublicationIndex/documents/details?Pub=EHA&amp;DocID=290561">https://www.thenbs.com/PublicationIndex/documents/details?Pub=EHA&amp;DocID=290561</a>
<b>354</b>	I appreciate the focus on affordable housing
<b>355</b>	More emphasis on increasing housing supply needed
<b>356</b>	All sounds good.

357	Unclear what vague language about diversity and inclusion mean. Let's not bog down the strategy with trendy keywords.
358	Pets allowed
359	"Housing is first and foremost about homes..." Include a clause that explicitly discourages using housing for high profits, such as rent subsidization and controls, guidelines for the development of "luxury" housing.
360	Focus on housing cooperatives
361	More clarity on "affordable" in relation to low income after tax take home ie we need 1bedroom apartments that rent in the \$600 / month range
362	Yes there is no proper housing for mental. VIHA cuts back on this. Management is deplorable and should be replaced
363	Recognition that there are unique and special neighborhoods, such as Cadboro Bay that must be protected. That one size does not fit all. That is what makes Saanich as diverse and lovely place to live.
364	Two points of feedback: 1. Governance strategies might be covered under partnerships but I think that a deliberate commitment to improve the governance (and shared accountability of stakeholders) is important. 2. Specific mention of reconciliation and partnership with Indigenous communities is important.
365	Some are good, others problematic, cannot differentiate support for each item
366	Make sure adjoining neighbours concerns are met before any change in existing density is considered...case by case.
367	More cheaper housing an supports
368	Not available
369	I'd like to think that the six Principles listed above will live under the same umbrella.
370	Not that I can think of atm
371	more focus needs to be on Environment and some focus on Farmland.
372	I didn't see 'Affordable Housing' Defined anywhere in the report. Without a meaningful definition you are likely to miss catching the most vulnerable. For example, BC Housing doesn't define 'affordable' and so it gets away with claiming they're helping Seniors with the Safer program. My rent is almost \$1400/mo—and I am exhausting my savings because PWD doesn't even cover the rent. And Safer calculates that I only need \$25/mo from them to allow me to 'age in place'. Hahahahahaha.
373	Address light and noise pollution due to adverse affects on mental and physical health
374	Transparency should be a principal of this strategy. In addition, in the Equity value or the Well-being value, there should be reference to generational equity. If you are going to go as far as to say "and future residents" we should be bold enough to include generational equity.
375	Climate change/resilience should be more of a throughline, not a subcomponent of principle #2
376	Inclusion and all abilities needs to also include people with Environmental Illness (truthfully ALL housing needs to be made without toxic materials , AND if that is not possible for all housing , it needs to be for those most vulnerable to chemicals to be able to have safe housing . I would Laos like to add in a provision for houses not to be able to have scented laundry in shared

	community housing, to protect all residents from VOC's that are harmful especially to the most vulnerable )
<b>377</b>	Like many government statements, these are heavy in theory and light in practical applicability.
<b>378</b>	There needs to be references to the ability of the existing infrastructure (parking, roads, water supply, parks, etc) to handle increased density/population. Also, I feel this process is being pushed through at a time when there is less opportunity for public involvement.
<b>379</b>	Land is scarce, and should become more valuable as demand increases. I choose to live in Cadboro Bay vs other areas in Saanich. I can afford it, actually I worked hard so I could afford a home like I have. I worry about devaluation as we consider a more socialist platform. I agree housing is a basic need, that we as a society must support. But,
<b>380</b>	A subsection under "Resilience and Innovation," (emergent housing issues), absolutely needs to include remedies to LEGALIZE all illegal rental suites by recalling how in the world did these suites pass the building codes! Not fair to the tenants when building issues are passed on to the next tenant; and/or when landlords think that a (house) building issue is about a "complaining" tenant. There are far too many landlords that are not fixing up their houses. Please help landlords take a professional responsibility.
<b>381</b>	Why have you asked an all or nothing question? Can we not at least rank them in importance?
<b>382</b>	The principles are too wordy
<b>383</b>	Higher focus on affordability. Living on the island is an unachievable goal for much of the younger generation
<b>384</b>	Shorten the time it takes to approve new residential developments. Set clear criteria to get approval for such development proposals. If supply continues to be restricted the price of homes will never be "affordable". The rest of the principals do not address affordability or availability. Saanich doesn't need another task force, committee, study done. It just needs to streamline the process of approving new residential construction for sale or for rent. The rest of this exercise will not solve anything.
<b>385</b>	Needs a stronger emphasis on evaluating all decisions via a climate lens.
<b>386</b>	no
<b>387</b>	Affordability (or the lack thereof) is a huge issue that doesn't seem to be clearly addressed.
<b>388</b>	Expediency should be added as a separate principle.
<b>389</b>	Adequate
<b>390</b>	The Principles are fine as is, but they're just words...
<b>391</b>	We have lots of housing that supports 45+ and 55+ to purchase at a reduced rate, but small families and first time home buyers don't have anything. The first time home buyers benefit is not helpful or inclusive to anyone with a small family.
<b>392</b>	I don't disagree with any item, but I think the list is overcomplicating things. We need more housing. Barriers should be removed. Too much weight on principles invites decisions such as... "this new project does not create the right mix of housing and should not be approved."
<b>393</b>	I saw no mention of impacts on existing communities with increased density. For example traffic and parking.
<b>394</b>	More relation to accessibility. I don't care about how the strategy allows for wellbeing and environmental sustainability if the barriers to access the plan aren't first broken down



<b>395</b>	Looks very comprehensive
<b>396</b>	The term affordable should be geared towards people working at lower paying jobs. I'm ok because I currently own my place but I could not afford to rent a 1 bdrm on my pension.
<b>397</b>	...
<b>398</b>	A list of partners who are involved in this study
<b>399</b>	Offer affordable and rent subsidies.
<b>400</b>	Stop trying to please everyone. They all sound like they are from some generic government model. I'm surprised "moving forward" wasn't overused as usual.
<b>401</b>	I think these cover all the bases
<b>402</b>	There are a lot of nice sounding, high minded thoughts in the principles that really just amount to ineffective fluff, it should be pared down to a less abstract more concrete form
<b>403</b>	Wellbeing includes the ability to have pets. Renters do not have any protections to ensure they can find pet friendly accommodation. Follow Vancouver's lead and ban "no pet" clauses in tenancy agreements. Pets also need outdoor space. Saanich does not have any fenced dog parks AND consistently restricts the areas pets can be. Pets live in this municipality too and deserve to be taken into housing considerations.
<b>404</b>	Missing some practicality
<b>405</b>	Just words...
<b>406</b>	Centering education for people who may need extra help in understanding what they're getting into and information about affordable housing. As a student, it was difficult to navigate that process by myself.
<b>407</b>	Please define affordable.
<b>408</b>	These guidelines seem to tiptoe around a very core issue - lack of inventory and affordability. I believe that the municipality needs to embrace the needs for greater density for the good of everyone, and that should be outright stated in these guidelines
<b>409</b>	I think the principles are fine. I just don't think the Municipality support all of them...especially "Responsiveness".
<b>410</b>	Less crap better infrastructure
<b>411</b>	Municipal tax payers should not be funding these programs. It is up to the province and the feds.
<b>412</b>	Nopw
<b>413</b>	Have concern that some of the wording is trying to be ultra PC and "woke," and at risk of ignoring natural evolution and ebb and flow of neighbourhoods. Not saying a lot of these goals are wrong, but I think it's risky and can have unintended consequences when a city or municipality is "engineered" too much.
<b>414</b>	link the housing strategy to the overriding goal of carbon neutrality by 2050.
<b>415</b>	What is missing? Your actual agenda!
<b>416</b>	A rights-based framework: housing as a human right.

<b>417</b>	More emphasis on the core problem - housing affordability.
<b>418</b>	affordable rental housing
<b>419</b>	The focus is always on affordable but affordable isn't defined. I think more focus needs to be placed on the people who are living in Saanich, who are paying the taxes that run this municipality. It seems the focus is on getting more people to live here by providing cheap housing. I grew up in Saanich and am back living here after working my way back. I have built a few houses myself and my dealings with the Saanich staff has been both good and bad. Some of the staff are not transparent and not willing to help home builders, some prefer to put up obstacles, maybe start there by training the staff to helpful.
<b>420</b>	Have all councilors live in he area that they represent which allows them a better understanding of all requirements required
<b>421</b>	The ideology that all projects should be built with affordable houseing doesnt work. The problem we have now is economics 101. Supply and demand. The main source of the housing problem is at the municipal level and the tremendous amount of time and costs to get project approved. The years it generally takes to get a project through the system results in projects costing a higher price per door. Also the demand is outstripping the supply forcing prices up. Speed up the process, develop areas for densification and increase the supply of units and pricves will naturally fall when you have a healthy balance.
<b>422</b>	Make them concrete, provide examples of actions, I have no idea what any of this means in practice.
<b>423</b>	Support and consultation with neighbourhoods is not mentioned. When will the official community plans be updated? Our neighbourhood community plan is >10 years old!
<b>424</b>	They look well thought out as is.
<b>425</b>	The Priciples are very general and it is difficult to understand how they will apply to zoning restrictions on 'single family' residences whose owners have created additional 'illegal' affordable housing for one or more tenents just to make their residences afhe owners themselves. When and how is Saanich going to address this large, outstanding issue under the Principles stated? The Principles should address this 'issue.
<b>426</b>	Bigger emphasis on affordability; sustainability isnt enough as some people can't even meet the baseline for that
<b>427</b>	Possibly included in the social planning aspect; supporting affordable housing for family planning
<b>428</b>	An emphasis on facilitating increased density throughout saanich. Easing restrictions on building laneway houses etc.
<b>429</b>	The definition of affordable because that seems to mean different things to developers than it does to residents
<b>430</b>	the principles promote diversity, equity and adaptability but this survey is not available in languages other than English and it is primarily available online. This is a contradiction and it also limits the responses to the survey.
<b>431</b>	I think we should be investing in better roads, parks, and services here. The current push for density and housing projects will ruin this wonderful place to live
<b>432</b>	Recognition that we live on an island and that there is only so much land available; some land needs preserving and it is not our sole responsibility to solve all the worlds problems by ourselves on our island. We will grow over time, sure, but we must not get caught up in a "race" to grow the most, or grow more than other communities. We do not need to compare

	ourselves to other communities that are younger or have more land or are growing faster. We must keep a level head and keep growth in check to only what is reasonable.
<b>433</b>	The overall ideas sound appropriate and worthy. What policies are going to flow and translate into housing needs being satisfied. More specificity is needed. They sound very general but need specific information about who are the private/public partnerships in mind? What specific climate actions are to be mediated? How is the sense of security and sense of belonging going to be achieved?
<b>434</b>	Principles of growth are missing. No principle speaks directly to the strategies required to raise supply of housing, and removal of barriers to development and steady density
<b>435</b>	Fair distribution of supportive housing throughout the en
<b>436</b>	N/A
<b>437</b>	These principles look strong
<b>438</b>	Making sure that the 'middle populations' are also looked out for. The restriction to budget and affordable housing is highly prohibitive for a large swath of the population not just the vulnerable bottom or homelezz
<b>439</b>	Firstly, the
<b>440</b>	Firstly, the Housing Strategy Task Force was completed in 8 months and by 18 individuals of which 3 from the community. When I search out Carley, Matt, and Vera's credentials, it does appear they all work in Victoria and not Saanich. Where is the appropriate community representation, individuals that actually live in Saanich? Secondly, I have only learned of this Housing Strategy Task Force Final Report in the Saanich News within the editorial -your view section. Has there been a public forum for the community? Has this been publicized? Thirdly, our family lives near Tolmie Park. I find this area has a array of different housing options, from single family, townhome complexes and even shared affordable housing "house". There are no sidewalks in this area and parking is always an issue. There seems to be more cars than spots. Traffic is constant throughout the day with many individuals going over the speed limit. Having additional townhomes would add to the problem.
<b>441</b>	I think budgetary limitations and choices have a lot of impact on housing strategy. Developers providing large expensive new housing can provide benefits that help them get what they need. It is important to admit to financial compromise somehow, I think.
<b>442</b>	Although I generally support the Principles, I've changed my opinion to neutral because I fear in our eagerness to fill the housing gaps, we will quickly bypass the needs of 'existing' residents/SFD neighbourhoods; there's nothing that respects the need for environmental protections or regard for our fragile land mass. There will be great pressure to built out everything, and once neighbourhoods are changed and lands infilled to their maximum...there will still never be enough.....it doesn't stop.
<b>443</b>	Simplify. You are covering so many bases, where do you begin?
<b>444</b>	not enough consideration given to the traffic and parking problem that ensues from garden suites and housing with multiple tenants that park on the street. This is especially critical when living in a well maintained cul de sac that is taking advantage of home owners that do not park multi vehicles on the street.
<b>445</b>	Priorize the goals, this 64 page document and 'housing plan' document is unwieldy and repetitive. Have clear 1 year, 3 year, 5 year goals.

446	I do not believe that Saanich has the expertise or the mandate to embark on a social engineering project.
447	Several ideas are contained that are strangely do not sound like any reality in which I've lived. They imply, quite incorrectly, that we are all somehow to be the same or similar and next that each area Saanich and the world somehow can satisfy the demands of human kind. Hmmm. Life is simply not like that. Please remove these ideas from some movie.
448	Not off the top of my head. Looks good
449	We need neighbourhood a that have mixed incomes. Housing all the poor along the gorge is creating an unsafe community
450	Wild life impact
451	There's perhaps too much. If you try to include everything, how will you pick a direction to go? It's hard to tell What is the actual, biggest priority
452	Acknowledge that the cost of housing development in Saanich is impacted by supply and demand; advocate for the reduction and /or removal of the provincial property transfer tax which is a large cost to home buyers and inhibits residents from selling and moving; remove time barriers for developers zoning application; create and respect Local Area Plans so that local residents have input on housing development; review the Shelbourne Valley Plan which is creating high density housing without allowance for the increased vehicular traffic congestion; review the municipal budget to lower property taxes to allow for long time residents to remain in their homes; balance housing density with the need for green space, nature reserves, large and small parks; consider the changes that need to be included in these Principles( which were developed prior to COVID -19) to include residents' needs for outdoor space, active transportation ( density of housing and not enough vehicle parking space).
453	Yes, there is a huge gap. The drive for more densification is TRAMPLING on the right of single families living in a single house, by not respecting what is often the largest investment in their lives: the purchase of their home. Single family home owners have the right to expect neighbourhood integrity will be maintained after purchase, instead of having to cope with rampant problems created by 6 unrelated tenants, unlicensed secondary suites & garden homes. Partying. Parking all over the streets & lawns. The fire & safety risks associated with unlicensed structures. To date Saanich has not made it a priority to take responsibility for the problems the current densification strategy has created. Right now, the unlicensed landlords are winning. Collecting rental income without Saanich collecting any extra taxes despite all the extra infrastructure costs their tenants are creating -- library usage, water & sewage upgrades, road maintenance, for example.
454	Include clear guideline on tenancy rules that will be helpful for people new in the area like international students and their families.
455	What defines a 'need' to live in Saanich? We will not be able to out-build demand to reduce prices. We know that. What is a real solution to affordability?
456	More actionable statements! These ideas are all nice, and hypothetically good, but I tend to be sceptical of guiding principles- many organizations have them, few are actually guided by them
457	Find a way to monitor how private owners manipulate and inflate the housing market
458	Acknowledge neighbourhood character when considering new development within established areas
459	affordable housing certainly would need defining - a ton of what is here, in fact, seems rather hollow...

460	It's covered by inclusion and sustainability, but it's very important that people on PWD and IA have housing they can afford. I also think using housing to create community could be positive in a lot of ways
461	The principles do not address respect for neighbourhoods, or adequately address environmental consequences of initiatives
462	Economic reality of the cost to provide and occupy housing is completely ignored- there has to be financial parameters and metrics
463	Political neutrality rather than obvious leftism
464	Include current residents of Gordon Head and other neighbourhoods near educational institutions to fully understand the impacts of increased rental housing and density in their community
465	No seems thorough
466	Prioritization of the principles, ranking which ones are most important
467	Build an outdoor public pool
468	Expand school district housing area, reduce school district housing price.
469	Seems to disregard current home OWNERS
470	Educate...it's essential to educate the industry how Saanich works in regards to the development process, subdivision process, CAC's, etc. Even with a very detailed website. The same goes for the public. Saanich needs to educate the public about the need for housing and concepts such as the missing middle and the environmental advantages to density
471	I fully support the first four. The last three are not well defined. I feel less desirable housing options could be pushed through under these principles.
472	?
473	Consultation with aboriginal people to ensure no large projects are built on any sacred grounds, etc
474	These are too "feel good" principles with the exception of Responsiveness and Resilience principles. Partnerships fine unless Saanich gets caught like Victoria did with the Red Cedar Café.
475	N/A
476	I don't think every community should try to be "all things to all people". Victoria and Langford are focused on significant increases in density. Saanich should consider differentiating itself by creating a peaceful urban oasis within the GVRD. Some principles to support a peaceful and mutually respectful community would be welcome. With the increase in non-related residents we are seeing commensurate increases in noise and disturbance. If we are intent on increasing density, we need increased enforcement of bylaws.
477	I think along with increasing housing for targeted groups within the community, serious consideration must be given to maintaining or improving the natural environment in Saanich. Limits should be placed on hard surface coverage, trees lost to development, and ensure that with the increase in human habitation, we do not lose our open spaces, gardens, forests, parks, et al.
478	Transportation! Should be aligned with housing policies, density "nodes" with access to public transit.

<b>479</b>	sounds good
<b>480</b>	Where is the reference to density and faster process for building permits?
<b>481</b>	Home owners with suites should pay more tax. Home owners storing R.V.'s/boat/trailer should pay more tax
<b>482</b>	Social support for vulnerable & disadvantaged citizens
<b>483</b>	Definitions: what is affordable? Housing as a right, versus a privilege. Lack language definitions
<b>484</b>	they are fine
<b>485</b>	I agree with some of the Principles but I am concerned about their consequences as more people are provided with more housing. Increased population, construction, and housing density can have negative effects on the environment (green spaces, water resource stewardship, agricultural land, liveability, safety). Higher population places increased demands on infrastructure (e.g. sewage), health services (e.g. hospitals), education services, (e.g. schools), transportation (e.g. highways, parking spaces), all leading to increased costs, pollution, noise, population inflow and ongoing demand for more housing. The Principles sound high-minded but consider their implications. Where are they leading? Where will it end? Are there any limits or will ever-increasing supply of housing in Saanich be endless? Vision and Reality may well be two very different things.
<b>486</b>	no
<b>487</b>	More specificity as to goals and objectives
<b>488</b>	Recognition that housing is tied to income and that looking for sustainable housing options required providing livable wages to all workers.
<b>489</b>	The Environmental item should consider biodiversity enhancement and the work of the Resilient Saanich initiative.
<b>490</b>	Tough to disagree with but some seem unclear or lofty....i.e. diversity (types of diversity?) security of tenure(is it a right?) responsiveness (still require a sound process?)
<b>491</b>	Need to reward home owners who provide rentals as well as reward developers for providing rental units.
<b>492</b>	You need to add something about not financially passing new costs to existing residents. Must people in my area are now on fixed income and with cost of living keeps going up wages do not
<b>493</b>	1) How are you going to include the advice and concerns of current home owners? 2) Timeline for approvals of your recommendations is unclear. 3) Safety is missing. In Gordon Head there are not enough sidewalks & bike lanes. And there are extreme problems like the corridor blockade Saanich had to put in place at Gordon Head and Feltham. 4) Taxes are also not discussed. House taxes are getting very high in Gordon Head but we do not see improvements in street safety nor beautification of streets with flowered boulevards, etc. 5) Inadequate housing provision by the University is not directly addressed. The University needs to use more of its land for new student housing instead of relying on the surrounding neighbourhoods to cope. 6) How is Oak Bay going to improve the housing density needs? Oak Bay is also on the border and surroundings of the university. Saanich property owners should know how Oak Bay and other districts will accommodate greater housing density.
<b>494</b>	More benefits to first time home buyers. Being equal isn't enough to compete with the investors buying their 10th property. Also make 55+ buildings illegal. How is that equal to not let ppl live somewhere based on age?

495	Environment should include more than "Housing solutions should support climate action, reduce risks associated with a changing climate, and improve quality of life for residents." The reason Saanich is a nice place to live right now, is because there is a lot of green space (and not just green grass - there are a lot of trees etc)
496	Some of these principles I do approve of but some I don't ; the question is not specific enough to explain what the implications of the actions are to the communities/tax payers be taken to implement these principles.s should perhaps have been
497	I find them to be too broad and high level. Principles are intended to guide decisionmaking. These do not help. Triple-bottom line sustainability has too many tradeoffs even within its three sub-categories. An example of a "principle" that aids decisionmaking is "highest and best use" from a social/community/environmental/economic standpoint - not the BC Assessment definition, but rather, is the intended housing form on a piece of land providing the greatest utility that benefits the whole?
498	need to ban freigner buying house. only canadian citizen can buy house. learn from Thailand or other country please!
499	No
500	no
501	no
502	No
503	Increase intent to reduce cost of ownership and intensify land use
504	Remove all the rhetoric                    transportations plans    employment opportunities
505	Your report data make it clear ; look who are the residents of SAANICH and start form that baseline. Residents are mostly property interview them they are your votes and tax base - your report has a lot of dreamer future vision stuff - off target
506	1) Define affordable. Way too broad a statement.    2) Not enough emphasis on environment and sustainability. This needs to be its own section and definitely not including it with with economy.
507	stop trying to fit EVERYTHING into Principals or nothing will actually get accomplished
508	Missing mention of displacement/retention of existing affordable housing stock.
509	I think that this needs to specifically outline increasing housing for low income residents and students.
510	the principles are sound
511	Protect the integrity of established neighbourhoods. Do not allow overdevelopment! Also, capping developers amd house flippers who increase the price of modest homes in the Saanich area...or build townhouses/ condos/ homes that are overpriced and not affordable to our young people who grew up here.
512	Ask the province to abolish the ALR and allow ALR zoned land to be developed into homes for people.
513	Saanich is a collective of suburban neighbourhoods and should not reflect urban areas. There needs to be a fair BALANCE of new housing in any one area. new housing block structureswhen deciding While I understand the need for more affordable housing in the area I do not agree with the huge, often luxury condos proposed for areas as around University Heights Mall. This



	report promotes overcrowding and, over time will make Saanich a mess of urban crowding. You need to have not only a ten year outlook but a 50 year outlook!
514	Strategy for gradual lowering of dependence on cars and less available street parking.
515	While I agree that we must encourage affordable housing, there is no mention of maintaining good neighbourhoods throughout the district. Communities have taken generations to form, and there should be some respect for the past, for the elders who have built these communities.
516	The Principles sound ok but everything is dependent on new policies supposedly based on these Principles.
517	Principles sound ok but all is dependent on actions taken.
518	i find them too long and i worry that those charged with working within these principles wont be able to recall them which would then render the principles ineffective.
519	More communication to the public that this initiative is well underway, FINALLY. This is the first I have heard of it.
520	A more robust EDI statement
521	Mentioning long term solutions
522	who [REDACTED] cares about this [REDACTED]. I just want a place to live. none of these "principles" are anywhere near as important as people having a [REDACTED] roof over their heads
523	Affordable housing must be a priority
524	EDI: "right mix...to support resilient comm": you cannot do this if you come in with proposals that ignore the community already there. EESS: "improve quality of life for residents": this needs to include maintaining the quality of life for the residents already here. RESP: "policies to support increased certainty": this is exactly what is missing when proposals come forward that are so far out of synch with OCPs and LAPs. I have marked 'Neutral' because I have these reservations.
525	I do not see anything in the principles that speaks to the impact of increased building on communities and on the environment. While we know the population will grow and there will be all sorts of housing needs, planning needs to be thoughtful and not only aimed at more and more building. We don't want Saanich to become another Vancouver, Toronto or Montreal.
526	These principles are supportable BUT the issues are in the implementation. There's a lack of assessment to the impact to the OCP major initiatives: Environmental, Social , Economic. Also concerned about the equity of distribution of affordable housing and the impact on our established neighbourhoods.
527	increase housing supply and ammend the absurd / current UCB
528	Adaptability, ability to change - change things like the Urban Containment Boundary to benefit the community and offer up a mix of housing
529	They look good to me.
530	All looks swell to me! Only concern would be treating the principles as talking points rather than a way of guiding the decisions.
531	It doesn't mention subsidized housing. "Affordable" housing is important for low-income people. "Supportive" housing is important for those getting back on their feet, but safe, clean, accessible, pet-friendly, roommate-friendly geared to income housing is desperately needed for



	disabled and seniors. Also, the need to provide pet-friendly housing for mental health is also on the top of my list.
<b>532</b>	No suggestions. Sound great
<b>533</b>	Bylaw & Enforcement is missing. As is a commitment to actually inspect properties or follow up on properties that are providing substandard housing due to a lack of building permit enforcement. Saanich is full of handy man specials that have been renovated without permits.
<b>534</b>	Inclusive housing must explicitly prioritize universal design principles for all buildings
<b>535</b>	GO BACK TO BASIC. FOCUS ONLY ON HOUSING. IDENTIFY FEDERAL AND PROVINCIAL HOUSING PROGRAM AND WORK WITH PARTNERS TO INCREASE NEW HOUSING STOCK WITH FUNDS PROVIDED BY THESE TWO LEVELS OF GOVERNMENT.
<b>536</b>	It excludes the incoming younger generation. Big mistake!
<b>537</b>	Urgency
<b>538</b>	consideration of long-term, multi-generational impact to and health of the region and finite land mass
<b>539</b>	Way too many principles. Reduce it to 2 or 3 core principles
<b>540</b>	Maintaining the culture of Saanich (i.e. no high rise buildings)
<b>541</b>	The whole process needs to be done in a more timely matter. Governance is one thing but quite often committees drag the process out with too much micro management
<b>542</b>	Housing is housing, why are you trying to make housing “World Peace”?
<b>543</b>	Zoning changes
<b>544</b>	perhaps indicate that this is a living green document that will continue to be reviewed and updated accordingly
<b>545</b>	I hope this is not listed by priority.
<b>546</b>	Quality of life need to be the cornerstone .
<b>547</b>	No
<b>548</b>	I don't see anything that references local community preferences or priority setting. I am concerned that this strategy will override existing and recent Local Area Plans which have already been worked on by the local community. on
<b>549</b>	financing plan to make it possible for first time buyers qualify for financing
<b>550</b>	No
<b>551</b>	Yes please be sure that responsiveness to the development process for applications is much much quicker. Also please look at reducing fees substantially to encourage more builds in Saanich
<b>552</b>	It is critical that residential areas current development be recognized before any initiatives are embarked upon and the infrastructure to supports increased density be thoroughly completed BEFORE the development.
<b>553</b>	Recognition of existing community plans (OCP AND LAP) should be the foremost guide to a housing strategy. Local neighbourhood character is to be preserved.

554	Do not allowed mixed family housing buildings built by senior housing AND NO SMOKING on property for at least 300 feet if building is non smoking inside
555	there is no mention of consideration of the impact these proposals would have to the existing occupied environment
556	I answered neutral to the above question because I do not know HOW these principles will apply to real world scenarios.
557	Directly addressing poverty, racism, sexism, ableism, and other systems of oppression, and how they negatively impact ones housing opportunities
558	I don't see anything to respect existing single family neighbourhoods and the residents' investment both financial and emotional in their homes. There doesn't seem to be room for community consultation so that new projects fit in with existing neighbourhoods. It seems that there is no respect for the existing area plans: local, OCD or Shelbourne Valley Action plan which many residents put many hours and years into developing. In community consultation seems to be seen as standing in the way of development.
559	lived environment is under-emphasized / ignored
560	It sounds good, but the cynical side of me says that these principles look like good PR and are nothing more than trendy feel good fluff and filler.
561	Doesn't mention protecting existing neighbourhoods from uncontrolled development.
562	Specific mention of disability/wheelchair suites, change to the Draconian no pets rules. People should not be denied companion animals.
563	I believe affordability is the largest issue in the CRD, and that will not be addressed until the supply of housing is GREATLY increased.
564	I think they sound good - emphasis on inclusion!
565	Happy statements are nice but when they don't get into specifics or set binding targets they're useless
566	Allowing for multi family housing, ie; townhomes and apartment buildings should not be allowed in a residential area that currently only has single family homes. In other words, having a town house built in a lot where a larger home was and no other townhomes are located, only larger homes, would reduce the value of the single family home.
567	There needs to be concrete language about how to increase tree cover and support native ecosystems (especially in new developments) when developing housing. Housing means housing for all species, not just humans.
568	I was an office worker, lower middle class, until my disability. My savings were gone after a couple years of disability. Now I live below poverty and almost nothing about accessible, disability housing. I went to George Jay, Colquitz, and Spectrum. I don't want to be forced out of my hometown for my last few years.
569	Make sure all principles are enforceable and have long term funding commitments and oversight.
570	Need to address affordable housing by making subdividing larger lots of 5 acres into lots of 1 acre
571	I think environment sustainability should be a seperate priority. Climate change, protecting all environments, protecting ALR land, reducing development/dumping from development...these are all considerations that should have a seperate emphasis. I would also change the language around equity from "encourage" to dedication. This will communicate what your actual intentions are, opposed to being vague.

572	I agree with some of the Principles but I am concerned about their potential consequences. It all depends on how they are put into practice. Vision and Reality may well be two very different things.
573	It's inclusive
574	- This survey does not actualize Principle 1. In this way all principles are suspect as to genuine committment toward being true to them. - Pays "lip service" only to integrity of current/existing neighbourhoods. - Strongly development oriented despite lack of evidence that uncontrolled development will improve availability and affordability. - Where is the attention to existing policy to be adhered to - reasonably - in the meantime? - Finally, "principles" are not an "improvable" concept. You either believe in them, or you don't.
575	Yes. Not all Dept are aligned and support the same goal
576	More community based resources
577	prioritize co-housing and co-op housing with partnerships
578	Be more specific regarding the need for seniors to be able to continue living in their current communities. This would include adding new units built at ground level for easy access.
579	- The principles are too complicated. - Too wordy for the average person to understand. - Keep it simple. - Way too much, too many pages.
580	????@@
581	Does't provide any specific supports or focus on people raised in Saanich versus the constant influx of newcomers - this is a destination and housing will not be affordable unless for our children unless it is on a co-operative model. No regard for the existing character of neighbourhoods, or the importance of preserving neighbourhood character in consideration of development or concepts of introducing mid-density versus high density as an appropriate introduction to density. The nod to environment is limited to climate change with no recognition of the need for biodiverse integrity which means some wilder spaces left intact.
582	There should not be a blanket policy for all areas within Saanich. The University area has very different needs from other areas of Saanich, such as 10 Mile Point or Cordova Bay.
583	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
584	Economics- it is so hard for young people to find a rental or purchase a home in saanich. When they find a rental, the rental cost is very high.
585	We need a focus on guaranteed public housing. private landlords are a parasite in Saanich and the world who will evict tenants as soon as is no longer as profitable to keep them. An emphasis on tenant unions is greatly needed as well
586	Walking & safe appropriate road infrastructure is critical to any density objective.
587	The principles are high level but the first is subject to interpretation and can be used to potentially stall or advance a particular agenda. It's taking the many state to a whole new level. the 'right' mix of housing? depends on a number of issues and includes environment and habitat needs and biodiversity. Affordable can fit into the second principle. Safe? and appropriate? Unclear on intention? The intention of the Diversity and inclusion principle is not clearly conveyed
588	I believe there should be greater emphasis on sustainability, balance and and not expectation of infinity population growth and density.

589	Reduce the amount of time and cost it takes to provide infill housing. More flexibility with zoning, reduced red tape in time it takes for applications
590	To this point there is a complete lack of green space having more than just a passing reference. As well, there seems to be little to no mention of "Passive Housing Construction"
591	The principles are too broad, not linked to a regional housing strategy and they do not incorporate \$ criteria (30% of income)
592	Support existing residents
593	These principals are as a result of the assessment for the housing needs in our community. However they do not take into consideration how they will affect the current home owners nor do they address the fact that every community within the Saanich region is unique.
594	Rapidly reducing GHG pollution given the climate emergency should be much more strongly emphasized.
595	Little consideration for the rural areas of saanich
596	Swap order of first two.
597	More attention should be paid to the environmental affects of new development. For instance, too many mature trees are being lost, and while more are planted, it takes decades for them to begin sequestering carbon. If Saanich is truly serious about climate change, this has to be looked at. Also reducing the amount of construction waste that goes into the landfill with no need to recycle.t
598	I'd appreciate an underscoring of the fact that housing is a right that must be afforded to all residents, and that secure housing should not be a class-guarded resource.
599	That is difficult to determine. It looks great on paper but care should be taken to be truly forward looking and inclusive.
600	There needs to be attention paid to perverse outcomes of the policies. For example if increased taxes spawn price increases instead of calming the market.
601	Far too
602	People with addictions and mental illnesses should not be left on the street but should also not be given free housing with "support staff". There should be proper facilities for them to live and to heal. They should also not be housed within a few blocks of a school. Also, the new developments should have to supply ample parking for each unit developed and not rely on street parking since most streets are already quite full with cars of existing residents
603	The words "affordable" and "affordability" are used throughout this report but no definition of either phrase can be found anywhere.
604	These need to be stated in simplified and clear language so that the average citizen can understand what they really mean. The word "district" should be replaced with the word "region".
605	Rental housing is important. Home Ownership is not a "right" that needs to be provided to all.
606	Re: Well-being and security: While some densification is likely necessary, account should be taken of "the security of tenure, while also providing a foundation for a sense of belonging in the District." People purchase homes in a particular location as that provides a lifestyle of our choosing, and we feel secure and that we belong here. It's important for seniors who want to age in place to keep feeling that. Major changes to the character of our neighbourhoods could threaten that, so decisions about densification, and concomitant increases in vehicular traffic and noise, should take into account the sense of secure belonging that's so vital to Saanich

	residents. There should be rating options labelled "somewhat support" and "somewhat do not support" so responders have a choice between wholehearted approval and wholehearted opposition that is not just "neutral".
<b>607</b>	work with OCP and LAPs
<b>608</b>	Reference to environmental sustainability means nothing in this document, just a ref. to climate change. May run head on to conclusions and recommendations coming from Resilient Saanich process
<b>609</b>	Regular reviews of the principles with a mind to keep them current and to respond and reflect current housing conditions
<b>610</b>	I think another principle should be personal responsibility. As citizens of Saanich, our responsibility comes with our privilege of living here.
<b>611</b>	Community Engagement
<b>612</b>	I find the principles difficult to respond to because they sound fine in theory but I don't know what the practice will involve.
<b>613</b>	Do not supported AS PRESENTED. Follow the KISS Principle - fewer words, concentrate on Priorities, Timelines, Achievability. You are talking to ordinary residents of Saanich, not industry professionals, or homeless or indigent. Re-think why people come to Saanich - WANT to live here - NEED to live here
<b>614</b>	It could be written in plain english rather than gobbledygook - what does any of the resilience and innovation section actually mean.
<b>615</b>	Ranking needed: with Most important being ENVIRONMENTAL, ECONOMIC, AND SOCIAL SUSTAINABILITY
<b>616</b>	Timeline. More action needed now!
<b>617</b>	Be concise.
<b>618</b>	NA
<b>619</b>	The principles sound like a bunch of nice sounding word salads that I can't sink my teeth into. It will be helpful if you can include a preamble with a solid definition of "affordable housing", statistics on Saanich's housing situation (numbers of the different types of housing and accompanying population), current housing issues, set targets for number of new housing units to be built/time period/local areas with their accompanying community visions. Solid stuff and planning that we can sink our teeth.
<b>620</b>	No
<b>621</b>	Help those who are trying to help themselves but NOT This way.
<b>622</b>	Build smaller homes on smaller lots, ie; Modular homes are less expensive and are just as nice. One levels especially for seniors
<b>623</b>	I am hearing rumours that this task force is development focused. I'm not sure I believe those rumours, but I do worry that if the process is streamlined too much that we run the risk of becoming like Langford. I want to see thoughtful development - not rushed.
<b>624</b>	Separate the principles so one has the option to support one and not another. Concepts are over simplified.
<b>625</b>	Principles should be separated in questionnaire

<b>626</b>	Can't comment - This report is illegitimate. The process of developing the housing strategy is completely flawed.
<b>627</b>	The Principles are too vague and ambiguous.
<b>628</b>	Please do not suggest I should embrace emergent housing issues, both expected and UNEXPECTED
<b>629</b>	The principles lack any financial metrics or criteria such as 30% of gross family income - what is affordable? The minimum baseline of cost must be incorporated - the starting point is not zero dollars. Metrics in terms of monthly rental cost, purchase price etc have to be addressed.

## Focus Areas

The Task Force recommended seven Focus Areas which will provide a framework for the Housing Strategy. Each Focus Area contains a set of Strategies and Actions. It is important to note that while some Actions address multiple Focus Areas, each Action is only associated with one particular Focus Area for simplicity.

The focus areas are listed below:

1. Increase Affordable and Supportive Housing:

Increase support for and supply of affordable, adequate, and accessible housing for low to moderate income households and vulnerable residents including people who are homeless or at risk of being homeless.

2. Promote and Protect Rental Housing:

Support the retention, revitalization, and development of rental stock to address the current shortfall and meet future rental housing demand while supporting existing tenants.

3. Support Housing Diversity and Increase Supply:

Work towards achieving a diverse housing supply that meets the needs of current and future residents by expanding housing choices through type, size, tenure, price, and location.

4. Reduce Barriers to Housing Development:

Identify options to reduce financial and regulatory barriers, align municipal processes with housing targets to address housing needs, and provide tools to support the development of a diversity of housing.

5. Strengthen Partnerships:

Encourage development of innovative and affordable housing solutions by strengthening existing and new partnerships and capacity building opportunities.

6. Enhance Community Engagement of Housing Needs and Initiatives:

Lead the way forward with equitable and inclusive engagement, capacity building, and communicating housing needs and initiatives.

7. Understand Housing Demand and Address Land Speculation:

Address Demand and land speculation to support more equitable housing outcomes and reduce potential negative impacts on housing affordability.

3) Please review the Focus Areas shown above and rank them in order of what you believe should be the highest (1) and lowest (7) priorities.

Respondents: 1292

	1	2	3	4	5	6	7	Total
<b>Increase Affordable and Supportive Housing</b>	33.18% (361)	12.78% (139)	11.49% (125)	11.67% (127)	10.94% (119)	7.44% (81)	12.50% (136)	100% (1088)
<b>Promote and Protect Rental Housing</b>	9.43% (103)	24.45% (267)	18.22% (199)	18.41% (201)	13.46% (147)	10.81% (118)	5.22% (57)	100% (1092)
<b>Support Housing Diversity and Increase Supply</b>	15.94% (173)	16.50% (179)	21.75% (236)	16.50% (179)	14.01% (152)	11.15% (121)	4.15% (45)	100% (1085)
<b>Reduce Barriers to Housing Development</b>	12.85% (147)	12.76% (146)	12.06% (138)	17.66% (202)	11.28% (129)	13.81% (158)	19.58% (224)	100% (1144)
<b>Strengthen Partnerships</b>	5.57% (62)	8.63% (96)	15.00% (167)	13.48% (150)	18.42% (205)	18.87% (210)	20.04% (223)	100% (1113)
<b>Enhance Community Engagement of Housing Needs and Initiatives</b>	11.26% (131)	12.64% (147)	10.49% (122)	12.73% (148)	16.42% (191)	19.26% (224)	17.20% (200)	100% (1163)
<b>Understand Housing Demand and Address Land Speculation</b>	16.32% (202)	14.38% (178)	12.20% (151)	11.31% (140)	12.52% (155)	14.22% (176)	19.06% (236)	100% (1238)

Focus Area Priority Rankings based on Average Priority Score

Rank	Focus Area	Average Score
1	<b>Increase Affordable and Supportive Housing</b>	3.27
2	<b>Support Housing Diversity and Increase Supply</b>	3.46
3	<b>Promote and Protect Rental Housing</b>	3.55
4	<b>Understand Housing Demand and Address Land Speculation</b>	4.08
5	<b>Reduce Barriers to Housing Development</b>	4.22
6	<b>Enhance Community Engagement of Housing Needs and Initiatives</b>	4.37
7	<b>Strengthen Partnerships</b>	4.67



## Focus Areas

### Focus Area 1: Increase Affordable and Supportive Housing

Increase support for, and supply of, affordable, adequate, and accessible housing for low to moderate income households and vulnerable residents including people who are homeless or at risk of being homeless.

The questions in this section ask about your level of support for the strategies and associated actions provided in the table below.

#### Focus Area 1 Recommend Strategies and Actions


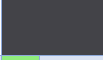



Action Number	Recommended Action
STRATEGY 1.1: Increase the supply of affordable and supportive housing on Municipal Land.	
1.1 A	Identify potential surplus Saanich-owned properties that could be utilized by partners for the development of affordable or supportive housing.
1.1 B	Explore options to partner with BC Housing and the Capital Regional District to develop modular housing on municipal lands for affordable or supportive housing. (parallel initiative)
1.1 C	With consideration to the regional acquisition strategy, work with the Capital Regional District (CRD) to explore the potential benefits of a Saanich Land Acquisition Strategy; a framework for acquiring units or properties appropriate for affordable housing
1.1 D	Establish a decision-making framework to identify potential opportunities to co-locate affordable or supportive housing with Saanich facilities, when redeveloping existing facilities or developing new facilities
1.1E	Investigate the feasibility of establishing a Welcome House, in an existing or new Saanich-owned residential property, to facilitate the resettlement of refugee families. The transition space provides supportive service and can help refugees build personal capacity and community connections
STRATEGY 1.2: Reduce barriers to affordable and attainable housing through incentives, tools, and policies.	
1.2 A	Facilitate the development of affordable housing by clarifying current and creating new financial incentives such as grants, reduced permitting fees, Affordable Housing Fund, and property tax exemptions.
1.2 B	Establish a consistent, transparent and collaborative approach to Housing Agreements (when required as a condition of development applications), setting clear expectations and timelines.
1.2 C	Support community partners interested in developing a housing program to connect people experiencing barriers to housing, such as refugee families, with volunteers that have an extra bedroom in their private home.

STRATEGY 1.3: Encourage alternative housing models and tenure types to increase affordable and attainable housing options.	
1.3 A	Explore opportunities to promote and encourage alternative tenure models that improve affordability, enable residents to build financial equity, and foster opportunities for community connections.
STRATEGY 1.4: Support a regional response to homelessness and support community efforts to improve pathways to housing stability.	
1.4 A	Support a regionally coordinated response to homelessness, improving access to dignified housing and networks of support, by working with the Capital Regional District (CRD), senior levels of government and neighbouring municipalities.
1.4 B	Explore the feasibility of allowing tiny homes on wheels within the Urban Containment Boundary as an affordable housing option for low income households or individual experiencing homelessness (parallel initiative – in progress)
1.4 C	Understand the need to destigmatize and properly regulate boarding, rooming, and shared housing.

4) Please indicate your level of support for the following strategy and associated actions.


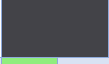



STRATEGY 1.1 Increase the supply of affordable and supportive housing on Municipal Land.

Respondents: 1123

Choice	Percentage	Count	
<b>Strongly Support</b>	38.47%	432	
<b>Support</b>	32.95%	370	
<b>Neutral</b>	12.38%	139	
<b>Not Supportive</b>	9.08%	102	
<b>Strongly Not Supportive</b>	7.12%	80	
<b>Total</b>	100%	1123	

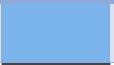
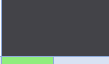



5) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 1.2 Reduce barriers to affordable and attainable housing through incentives, tools, and policies.

Respondents: 1123

Choice	Percentage	Count	
<b>Strongly Support</b>	36.15%	406	
<b>Support</b>	34.28%	385	
<b>Neutral</b>	17.99%	202	
<b>Not Supportive</b>	6.95%	78	
<b>Strongly Not Supportive</b>	4.63%	52	
<b>Total</b>	100%	1123	


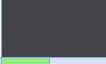



6) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 1.3 Encourage alternative housing models and tenure types to increase affordable and attainable housing options.

Respondents: 1128

Choice	Percentage	Count	
<b>Strongly Support</b>	34.84%	393	
<b>Support</b>	35.20%	397	
<b>Neutral</b>	16.84%	190	
<b>Not Supportive</b>	7.89%	89	
<b>Strongly Not Supportive</b>	5.23%	59	
<b>Total</b>	100%	1128	

7) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 1.4 Support a regional response to homelessness and support community efforts to improve pathways to housing stability.

Respondents: 1124

Choice	Percentage	Count	
<b>Strongly Support</b>	32.74%	368	
<b>Support</b>	34.25%	385	
<b>Neutral</b>	15.48%	174	
<b>Not Supportive</b>	9.52%	107	
<b>Strongly Not Supportive</b>	8.01%	90	
<b>Total</b>	100%	1124	

8) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?

Respondents: 492

#	8) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?
1	No. The list looks great.
2	I think we need to keep in mind how existing communities could be affected by new zones. For example adequate parking and building size. Of course this is applicable when building in an existing residential neighborhood, rather than other land areas. Many of the streets are narrow and don't support having additional vehicles piled down the sides. Also no homeowner wants to suddenly find their view is now a side of a building or reducing sun in their yard.
3	1.4B - As we are seeing with Garden Suites, most are having to have at least 1 variance. Will this also happen? I do not want to see more than 1 on a single family lot. So you can have either: 1 suite, 1 garden suite or 1 tiny home. Not 2. Not 3 all on one property.
4	Prohibiting ANY further single-family homes and requiring all new developments to be multi-residence buildings.
5	You need to define what affordable housing is. There needs to be a distinction between "affordable" and "non-market." Only non-market housing should be on public land and receive financial incentives.
6	We recently had a lower level affordable suite built in our home. We followed all Saanich bylaws and permit requirements. This resulted in long costly delays and many apparent disincentives to building a legal suite. I hope that these policies will help future homeowners to develop safe suites in their homes with less bureaucratic cost and time.
7	Respect current practices of individual purpose-built communities.
8	I think all the zoning bylaws should be overhauled. Every neighborhood should have a mix of housing options to encourage economic diversity.

9	Support for existing residents coping with homeless with mental health issues.
10	None of these strategies address regulating landlords in any meaningful way regulating costs or profits I is there even a landlord database or a rental property database
11	increase amount of money needed to purchase a home, such that it might reduce continuing high prices of homes - this is a federal issue I believe, but if it is supported by municipalities and the province, then perhaps the demand for housing would reduce in our community.
12	Cant think of any
13	immidiate building of affordable/Subsidized housing for lower income youger individuals who have grown up in Saanich, to keep them in our community
14	INSTUTIONAL PROPERTIES NEED TO BE ADDED
15	My main concern is Saanich is adopting a Robin Hood approach as existing taxpayers with shoulder the cost for these initiatives while risking the degradation of their property values by having low-rent housing forced into their community. Property crime WILL increase
16	CRD housing rental model is too expensive for single family homes (1 bedroom \$1500/mo+, 2 bedroom \$2000/mo+) - this is NOT affordable. Also, consider affordable home ownership models and community NFP like Habitat for Humanity.
17	All of this will be challenging in a market driven economy. However, much could be done with tax incentives and/or more predictable staffing processes.
18	Even the description of the actions are so broad that they can encompass anything and everything.
19	Ensure the supported housing fits in with community plans and does not detrimentally impact the areas they are in
20	Please diversify where you locate supportive housing, spread it around instead of unduly loading the Gorge corridor and neighbouring communities (e.g. Vic West/Catherine Street, Rock Bay, etc.). What is wrong with land at King's Park out by Royal Jubilee, Cedar Hill, etc.?
21	Consider removing parking minimums.
22	People who have been here for years dont have home, why is there so much discussion about spaces for refugee families? Barriers in Saanich often come from red tap created by Saanich itself - eg: permitting is and has for the last 50 years been a challenge to deal with.
23	1.4B is not a reasonable strategy to addressing homelessness. You can't just put homeless people in tiny homes and consider this a reasonable solution. Homelessness is a complex, and multifaceted issue, where persons experiencing homelessness often require additional supports (ie mental health and addictions supports, etc). Proposing tiny homes as a solution does not adequately address this complexity.
24	Reduce taxes
25	Stop enabling the metal ill and addicts. They need to be institutionalised not forced into our neighbourhoods. If they are, laws need to be enforced!
26	Reduce red tape and delays in issuing building permits
27	What about the old thought of Municipal or CRD owned rental complexes aka Council Houses
28	To help young people get a start in the expensive Victoria housing market, create an affordable "time share" model where young people can use a small "down payment" to begin building "ownership" in a condo complex. That they could increase overtime to full ownership or sell to sell back the the condo complex at a potential market value increase.

29	Again VIHA should be mentioned in strategy 1.4 medical and drug related circumstances require this
30	The strategies are great, however, they need to be implemented (auctioned). I suggest a committee that vets any and all development suggestions with an open mind (hold back the zoning limitations)
31	Needs to be CRD wide.
32	Maximize in fill lot potential
33	Support regional approach to supportive housing (Saanich does not carry proper share of regional burden re homelessness)
34	Address the financialization of the housing market by banning ALL short-term rentals in Saanich. Victoria has hotels not at capacity, our housing should not be used to take away jobs from hotel employees while simultaneously reducing our housing supply.
35	A definition in dollar terms of what low and middle income is
36	Strategy 1.2 C - Don't pass off your responsibilities onto "volunteers". We already have far to much of that happening!
37	Allow for housing eligibility to include over-19 family members who may be vulnerable due to disability, mental health or aging.
38	There is no real world view on the cost of implementing these initiatives and the burden for tax payers.
39	The focus is on socialized housing initiatives (which seems to be caught up on the notion of affordable housing- not the right way at looking at affordability & tax based support for these- I would like to see a focus on incentivizing options but with a context of not undermining individual ownership having a pivotal say in what happens to their properties and no development should take place without neighbour support and approval -it will be difficult but not impossible to achieve.
40	homelessness problem will require constructing facilities to house those with high needs. This is a regional issue and needs provincial and federal gov engagement.
41	There appears to be an underlying willingness expressed here to enable developers to undertake development that is inconsistent with community plans, maintaining neighbourhoods, etc.
42	There is no rural lense to this strategy- tiny houses in urban Saanich but no mention of any inclusion of acreages and opportunity to utilize unused land for housing opportunity
43	What about how the existing residence feel and want? After working hard to save enough for a home and live in the cimmunicitynasnitnis now, we don't want a lot of change. We loved to the area for a reason and while some change is necessary , the current plans are too ambitious for many residents' comfort level. Council does not seem to hear residents' voice when it comes to voting developments. Council has members who have not had the years of life experience to understand or respect this.
44	Make ALL residential zoning from single family to multifamily zoning. No need for single family only zoning in this day and age.
45	I do not support the municipality becoming engaged in the foregoing initiatives.
46	Housing is unaffordable in part because of scarcity, by increasing density, even gently, more options become available and market corrections will happen
47	Reduce the weighted importance of existing local community plans

48	Within condo /apartment style of housing have different affordability types through interior finishes. This allows different financial levels to live together. This encourages diversity.
49	Promote diversity of race & income - a housing complex of ALL low-income families do not work - need a mix of low-high income otherwise you will end up having a ghetto.
50	1.2 and 1.3 are critical. Saanich is one of the most difficult municipalities to work with in the province, if not the most difficult. The process needs to be faster and expectations more clearly set up front. Housing Agreements should not apply to projects receiving funding from higher levels of government, unless Saanich is contributing funding dollars, as Section 219 covenant will be applied anyway. Otherwise, Saanich is essentially selling zoning for a Housing Agreement.
51	Assess individuals to be housed in appropriate settings. Mental health & addiction issues need to be dealt with first as not all homeless individuals can function or make appropriate decisions for themselves. Some may need hospitalization instead of housing, initially.
52	Don't use taxpayer money for free drugs to the homeless, but some farmland and put up tiny homes and move ALL the homeless out of downtown and help them be self sustaining. Give them some shovels and pitchforks and seeds. Get rid of place downtown that gives free clothes, free food, free beds free everything.
53	LAND VALUES ARE TOO HIGH
54	Environment sustainability and neighbourhood context is not adequately considered.
55	Reduce the barriers to the private sector in developing housing. Zoning, taxes, fees, development costs, approval delays are THE barriers to more housing for ALL.
56	Don't put them in low-income areas as they already have enough low-income housing. We need to share this in all neighbourhoods. It's been proven that this is the most successful approach to affordable housing. The "not in my neighbourhood" approach should not prevail.
57	I'm hoping these strategies would be developed in association with local Saanich communities before implementation.
58	Get rid of homeless. 99percent choose to be homeless. Put them in Lisa Helps back yard
59	End single family zoning within the urban containment boundaries. There's no reason duplexes, triplexes, townhomes, and small apartments can't fit into single family neighbourhoods. We need to entirely eliminate the barriers to building gentle density. This is the kind of housing that allows neighbourhoods to be diverse and interesting, instead of exclusionary, repetitive, and too sparsely populated to support frequent transit.
60	Allow tiny homes in larger lots
61	The strategies are there. Insure they are followed with the allowance of input from all affected parties
62	Supportive of affordable housing but don't think existing municipal lands should be used for this. Subsidize/encourage below market rentals and supportive options in new developments or purchase net new property for this purpose.
63	Eliminate excessive costs and delays on permitting, Stop NIMBY behaviour or raise property taxes substantially in those areas, Explore options where Saanich land is used (remains property of Saanich) but the home has a lease option and can be moved or torn down when it expires.
64	People with mental health/drug problems do not belong in parks or hotels, We need small institutions to house them.

65	Wording around location of sites for affordable housing shd be where services, transit and mobility choices. Using land owned by Saanich shd be based on location and services.
66	Ensure affordable/supportive housing isn't relegated to only a few 'less desirable' locations in Saanich. Include affordable/supportive housing as part of the plans for every village/neighbourhood.
67	Increase rent to own to eventually help people out of the rental crisis
68	The University Heights development has been put on hold, which seems devastating as it included a large volume of rental units and even 60 affordable units. Is there any action under this strategy that could have helped to make this development successful?
69	Transportation infrastructure and access to community services needs more attention.
70	Do not promote immigration. Environmental degradation and increased taxes and lower livability result.
71	Modernize parking requirements and introduce transportation demand management policies to encourage car-light housing
72	No
73	Costs to taxpayers
74	I think tiny homes on wheels needs to be thought out more and should go through neighborhood approval by existing residents.
75	Use caution in developing these housing developments. Location is critical to other neighbourhoods and high density should not mean building heights beyond our LAP
76	All seem good. The priority order I chose in the previous question is misleading. All of those seemed important too!
77	I don't think Saanich (a municipality) should be buying properties for housing.
78	Focus on community-building aspect of housing. New developments should be walkable communities. Support for disabilities should be baked into strategies.
79	Incorporate binding housing targets in local area plans
80	Create a framework where the market is invented to address the issue. Don't try to solve this internally
81	I do not think that developers should be allowed to cut their developmetn costs to Saanich. They increasingly have too much say directly to Saanich, both the staff and Council
82	The municipality is not in the business of providing housing. It does this through CRD Housing. Careful that you don't take on new responsibilities that are extremely complex. Careful that you don't get sucked down the development rabbit hole where the developer makes all the profit. Saw this in the past. The developers never lose when municipalities are giving concessions.
83	there are many co-ops in saanich. They offer affordable housing and create community. They need attention and support.
84	Allocate staff to achieving the strategies.
85	urge the provincial government to legislate having rent attached to the unit (not the renter).
86	A comment on 1.1 and 1.4: Every municipality should have capacity for emergency temporary housing for those residents who find themselves suddenly unhoused. This could go a long way in preventing longer-term homelessness with all its attendant negative impacts.



87	Explore partnerships with School Districts to utilize underdeveloped land within their ownership.
88	All these initiatives, to be successful will need a lot of relationship building with the community, stakeholders and potential partners
89	increased densities . and speed up approval process
90	Focus on Laneway Houses and converting single family homes into duplexes instead of new apartment buildings.
91	Let people build by auto rezoning lots. Shouldn't have to wait for a dp to rezone from single family to multi family. Townhouses should be a standard zoning
92	Well I could support some of the items in these strategies I could not support others so unfortunately I have to not support the strategy at all in your survey. It feels like you are trying to appease everyone in this document but not developing a realistic or attainable outcome.
93	Focus on urban densification. Large lots with single dwelling families should not be supported. Many lots can be further subdivided for greater levels of access to homeownership.
94	There will be an economic fall-out from the pandemic for 50+ group that were trying to save for retirement and lost their jobs.
95	My concerns relate to the infrastructure within Saanich. It is all well and good to talk about increasing homes etc. but what I am seeing is the infrastructure particularly in relation to storm water management is a concern. With climate change our rainfall can be very significant. Many areas aren't hooked up to the storm water system. On our street some people are and some aren't. I have been told that our infrastructure for storm water is 4 foot underground when it should be 6 feet.
96	In addressing homelessness, we need to provide access to treatment and mental health services within our community, along with in-patient alternatives.
97	help the working poor more not those who believe that everything should be given to them for free. It is not their right to have everything provided to them.
98	Are the municipal lands up for development in 1.1 currently park land. I do not think we should sacrifice parkland for housing.
99	Don't encourage rental suites in single family neighbourhoods. Build more new rentals. Extra suites are upsetting. Increased parking pressures all over our street. Noisier. Just not the same anymore. More neighbourhood tension now. Renters and owners don't have one car each. There is now sometimes 6 or more cars and trucks (and boats and rvs) associated with one address
100	Make sure that housing for those with low income have good access to transit, or have secure provision for small human or electric powered transport, either each home or co-op owned.
101	I worry that a regional response will simply keep up a NIMBY mentality. Saanich should have a shelter and options for the homeless.
102	Some Council members reject housing developments referring to "growing Urban sprawl". Saanich Council must list in advance what they will accept.
103	Suggesting that there be a reduction to barriers in development ignores concerns of residents who believe that there should be increased barriers to development. A one-size fits all is a failed response, as there is little scope to protect the characteristics, environment, and infrastructure of neighbourhoods that are fighting against increased densification.
104	Sounds like we're not addressing landlords who hoard housing or property management/ownership companies that hoard housing.
105	We need to get government less involved, not more involved.

<b>106</b>	The amount of housing for the homeless is only causing more homeless to come to Victoria. We need to put all people in mental health distress into insituations for treatment then provide employment assistance to help place in the workplace. People not in mental health situations would be returned to their home provinces by contract airline charter. All persons who commit a second offence be jailed. Victoria city is now unsafe, dirty, and undesirable to live in. Replace Victoria City Council .
<b>107</b>	We need to focus on people who want to be helped. Not people who want to get high and live of others
<b>108</b>	Saanich is a very unique municipality. Entering agreements with other municipalities could bring their problems
<b>109</b>	There should only be certain areas not in neighbourhoods where Tina houses, modular houses, rooming houses and apartments are allowed, I.e not close to schools single family neighborhoods, rural parks, ALR zones ...
<b>110</b>	I am unsure of how they may be improved, but those involved in implementation should be encouraged to share their thoughts on each sect of the process and outcome.
<b>111</b>	This section should have allowed response to each component, i.e. I strongly suport some of the components of 1.1 and am not supportive of others.
<b>112</b>	Make tiny homes on wheels a realistic and simple process
<b>113</b>	This is far too complex and detailed for the average citizen to comment on or support. This is missing the concept of priorities which I filled in on the previous page, but that is not easy to access. These should be tied together in this survey, along with the values statements.
<b>114</b>	Better vetting of the homeless population to be housed. Too much crime is happening in this city, due to homeless criminals and drug addicts. We don't want them in our neighborhood!
<b>115</b>	Strategies to deal with homelessness, addictions, mental illness, and others who require high levels of support needs to be done at the provincial and federal levels. The City of Victoria has demonstrated that clearly, in that they have become a 'destination' for people seeking it. One municipality cannot solve the issue, and by going out 'alone' to supposedly welcome all 'comers', it is a disaster. Don't make the same mistake, Saanich.
<b>116</b>	I find that some elements within a strategy I support but other elements within the stategy I strongly apose. ie. I support finding housing solutions for lowincome individuals but I strongly oppose tiny houses densifying existing single family neighbourhoods.
<b>117</b>	Practice what you preach.
<b>118</b>	Council should manage the municipality in concert with resident associations and comunity associations transparently and listen to the people who have invested and live in the community. Many of us sacrificed and saved to give our families the experience of living in a single family community. The density and single family conditions are why most of us moved here in the first place. Council should be managing these matters on our behalf not trying to take these conditions away.
<b>119</b>	Where is easing rules on increasing density on private properties? I have a suite but would be happy to add a tiny home
<b>120</b>	Homelessness is not, usually, the result of not having a house. It's typically the consequence of drug addiction and or mental illness. Concentrating people with mental illness and drug addiction in government built housing is harmful for people living in the area.
<b>121</b>	1.3 is exceptionally vague.

122	create institutional care for addicted/mental patients with caring ,professional services 24 hours a day. Streets & camps & hotels unsuitable for complex needs.
123	Paying attention to alternative transportation other than cars. More paths for safe vulnerable users on the rural roads where all the new residents will want to enjoy
124	When looking to collaborate with CRD or B.C. Housing consider their application process. It is very complicated, has barriers built in, requires too much information to be provided.
125	Make it simpler for new development projects to be approved; Saanich is notorious for exceedingly long approvals.
126	address the need for homes for people dealing with mental illness
127	Increasing density, streamlining development process, more placemaking and alternative transport, less reliance on cars
128	A fundamental issue that is not addressed is funding, who will pay or give up profit (there is no other way to increase affordable housing).
129	Greater community education on the challenges faced by the community regarding housing. There appears to be a divide in our community because many are out of touch with the experience of renters or others not currently in the market. You will have greater support for change and housing initiatives when people are educated on the needs of the rest of the community.
130	I don't see here policy change as it relates to zoning. A large barrier at this time is tightly defined zoning that allows for pushback on developments that would increase needed housing stock.
131	Expand a rural supply of resident RV and House Trailer parks with excellent regional public transportation.
132	I would say we need to continue the Regional Housing First, Rapid Housing Initiative and REMEMBER only the public sector investment in housing will be the long-term key. The feds and prov got out many years ago and only now getting back. This is one of the main reasons we have a lack of affordable options; the govts of the day got OUT of the mission of providing housing. Big error we are all paying for now.
133	n/a
134	More focus on small modular quick build solutions. Anything that takes more than 1 year is to complex.
135	Province has to properly address homeless issues and create mental health facilities where care and support can be provided.
136	Support for the working poor as well as homeless and refugees
137	Provide financial help to those who are willing to either share their homes with those in need, or who are willing to place a tiny home on their property for renting to some one in need.
138	I don't feel that some of the topics you have linked actually belong together. A shelter is not a home. Boarding/shared housing shouldn't have a stigma, but there is a great deal of potential there for abusive situations (both directions), nor does it provide a 'home'. So a definite need for regulation, but I think it would be hard to monitor.
139	This is a problem that requires clear attainable outcomes. Saanich should purchase properties, rezone and redevelop, in important areas near significant employers. For example, purchase 20-30 acres of residential property by eminent domain adjacent to U.Victoria. Redevelop those properties into 4 or 5-story condominiums. This is exactly what the university needs so that its faculty can afford to live in town.

<b>140</b>	I think a federal response and cooperation and funding is also required.
<b>141</b>	There is a real gap about what is affordable housing, Saanich is one of the most expensive places besides victoria of course to rent/buy/develop are mostly single family homes sub dividing larger lots. Its easy to discuss affordable housing...but what is affordable?
<b>142</b>	I'm not sure at the moment..
<b>143</b>	Please, be realisitc with "our" goals
<b>144</b>	strongly support blanket rezoning. Upzone every single Single Family Home zone to at least duplex or triplex.
<b>145</b>	I do not think that making the development of affordable housing should be the primary focus. Maintaining the community and the neighborhoods that are established should be a focus here.
<b>146</b>	1.1 - Additional Housing (even deemed affordable) will remain dictated or related to market prices. It will become a dog fight to obtain such properties, or, they have the potential to be bought out of the market. 1.4 It is a good idea, but addressing the drug overdose crisis holistically may be a more unifying approach.
<b>147</b>	None
<b>148</b>	Reduce municipal barriers and municipal costs to new development, and, to housing in-fill
<b>149</b>	All the single family homes are a waste of space. Upzone entire neighbourhods, all the rest putting lipstick on a pig.
<b>150</b>	Affordable housing does not exist, there is only subsidized housing!!!
<b>151</b>	1.4B -- Tiny homes on wheels need a designated parking area with support services such as sanitation, garbage disposal, laundry and shower facilities, etc. . Otherwise, they will show up all over the place and there will be lots of problems with sanitation, drug use refuse, and garbage. This is one step above tents in parks and is not something to rely on.
<b>152</b>	I think you have too many actions that may overlap and be hard to differentiate. It seems some should be consolidated.
<b>153</b>	Almost all the new housing units going up in our neighborhood (Gordon Head-Mount Doug) are large homes. I think Saanich should approve the construction of more town houses and low rise apartment buildings. Also, town houses and apartment buildings should have enough in-building parking to accomodate at least one car per unit (so that residents and tenants don't park on the street.)
<b>154</b>	I think it's very good and comprehensive.
<b>155</b>	no
<b>156</b>	Don't forget to consider that increasing density changes land use with attendant consequences. Those consequences are likely to be negative for something people actually value highly: nature.
<b>157</b>	I generally support it but it has to be spread throughout the whole district, not concentrated in a few areas.
<b>158</b>	Lobby for a national 4response to homelessness
<b>159</b>	any strategies should be in appropriate areas, ie. if more dense affordable housing, then it should be in an area supported by services, ie. shopping, bus service

160	Strategy 1.4: While housing for this population is important, there are so many other factors that need to be considered first, like providing mental health and addiction support, quickly and for free!
161	Address homelessness due to costs and homeless due to drug addiction separately. The 2 groups need different things.
162	Most of these suggestions will have relatively little impact; municipal housing will have a minor effect on the broader market. Upzone large segments of the district, i.e. repeal single family housing, eliminate public hearings required for variances, zoning, etc. And set concrete goals for increased housing construction.
163	to defer enforcement on unlawful dwellings or boarders that are over the bylaw limit, until a new bylaw amendment has been adopted to address housing issue
164	Mayor and council should adopt a strategy of having several different housing blue prints that are pre approved by the city for Varying lot sizes to choose from. Could you imagine home much easier additional housing could be added because of a strategy like this . Elderly could pick out pre approved garden suits suitable for their lot sizes . Freeing up the main house for rentals and or extended family to move in . You could even partner on pre fab homes to expedite the adoption process .
165	More social support for ppl with disabilities that way they can afford rentals and not end up on the street
166	Open up single family zoning to allow more multi-family units.
167	Cost of living, can housing costs.
168	Stop trying to make Victoria/Saanich so affordable. If you want to live in the most beautiful city in the country you can pay the price.
169	I believe homelessness should be addressed with consequences rather than enabling as we've seen work in other countries.
170	I don't know how strategies or actions could be improved.
171	These policies focus on low to moderate income, and the general market favours the wealthy. There is currently no supply or support for the working middle class. The "affordable" priorities/actions should focus on supporting the middle class. Otherwise the community will left with only options for the very poor and the very rich, and that growing disparity does not support a healthy community. It keeps the very poor, very poor.
172	95 percent of housing is created by developer/builder. A lot of uncertainty in rezoning in saanich. Development Application time lines are incredibly slow due to either corporate attitudes or shortage of staff?
173	"Affordable" and "Attainable" need to be clearly defined and understood by Saanich, council, developers, partners, and other stakeholders. Affordable and attainable housing cannot simply be looked at from the lens of immediate acquisition (buying a home/condo) but also long-term implications (ie. a condo may be cheaper to purchase up front, but unavoidable strata fees, special assessments and necessary upgrades means that condo living can quickly become more costly than single family homes.
174	most of this survey is heavy slanted to reducing barriers to housing construction which does not necessarily solve homelessness issue
175	Is there a strategy for how some housing can be implemented quickly? The housing need is dire NOW, not in 3 years from now

176	What is missing is how you are going to deal with all the NIMBY home owners. They do not support and actively discourage all of these initiatives.
177	I think there is a strong push toward development in Saanich, and this is not entirely beneficial to the residents and taxpayers.
178	Many homeless are quite happy to be homeless and trying to house those individuals is problematic. Action is better than no action but housing alone isn't the solution. This is provincial and federal issue and all should be working together to resolve the issues cities are facing.
179	Exploring more partnership options like co-ops, Habitat for Humanity, etc.
180	Defund the CRD
181	this are great policies and principals- but none of them are truly strategies, in terms of a path to a goal
182	Where's the focus on seniors? And affordable renting for them?
183	Although there is much talk of assisting homeless folks in finding housing, what are the initiatives about involving the homeless population directly in creating sustainable and affordable housing solutions?
184	What steps or conversations are being had with the homeless population itself?
185	Do not encourage homeless people to come into our neighbourhoods we want them to be in places where they can get treatment and there is nothing available and Gordon had for them. My kids are exposed to enough violence and drug use if we venture downtown Victoria we really don't need that in Sandwich
186	All these initiatives are great but will probably bog down with red tape - initiate a policy that each department has a reasonable fixed time to review a project if they fail it automatically is approved and moves on! This can also show up in building inspection where some inspectors love to put their own unique interpretation on building code issues and force it on owners and contractors by using the authority having jurisdiction gambit
187	Ask the homeless where their family lives and give them a free one way bus ticket to wherever that is, so that they can be with their families.
188	Stop letting developers greenwash their plans to exclude parking because people will always have cars no matter how they are powered. Every new building and development has reduced parking and it causes more stress on existing streets and residents.
189	Build more housing
190	the acquisition of 1.1c was not done well. No consideration for the neighborhood was not handled well. It is no longer safe for me to walk to work. Friends have been accosted by our new neighbours. When you put the people that were previously homeless into these units, you need to provide them with some basic life skills. Additionally, I know a few families that were removed form one of the hotels that was taken over. Single mom. Just moved in. Kicked out to make way for someone else.
191	Public engagement when implementing supportive housing strategies. DO NOT concentrate social and supportive housing as its statistically proven to increase crime and disrupt communities. No one municipality should be responsible for all the social and supportive housing measures. Ie-Victoria and Saanich.
192	I think more focus on trying to get those already on wait lists (some for YEARS ) into housing before catering to the homeless

<b>193</b>	Addictions services
<b>194</b>	rules must be set for those homeless who receive housing... 24/7 monitoring on site always, with a responsible organization
<b>195</b>	Stop spending time on the attempt to control open markets.
<b>196</b>	I don't understand how and when municipalities became responsible to provide housing for homeless people. Maybe this should be the purview of the provincial and federal governments.
<b>197</b>	There needs to be strategy on where these housing developments are placed. They should not be created without community engagement. There needs to be tiered levels of housing so you are not putting dangerous people into established communities with families and young children and schools.
<b>198</b>	Developers are only concerned about profit and push their own agenda. Their agenda holds too much weight with city counsel at the expense of previous neighbourhood zoning and plan.
<b>199</b>	How about rezoning to allow modular/mobile (not on wheels but pre-fab) type houses on lots? Reduce cost to build
<b>200</b>	This was a lot more comprehensive than I was expecting! Good work!! Nothing to add as "missed"
<b>201</b>	Focus on increasing housing supply to address affordability. No to supportive housing. It's an insult to give housing to the homeless when there are people working full time that can't afford to live
<b>202</b>	Coop housing. Partnership with successful not for profits like Habitat for Humanity. Offer mixed use areas such as work below and housing above
<b>203</b>	Supportive housing should not be built in predominantly family housing neighbourhoods.
<b>204</b>	More focus on the working poor, they're being left out of recent discussions and housing opportunities
<b>205</b>	I think we need to focus on providing housing to those residents who have lived in the area for more than 10 years. Not just people who choose to relocate here and expect social housing wherever they live..
<b>206</b>	Allow secondary suites do not build BC housing or CRD tenement blocks.
<b>207</b>	Clearly define or align terms used in promotional material developers use..ie affordable, low cost, etx
<b>208</b>	Developers are already defying land use restrictions and designing outside community interests with very little quality engagement with neighbours
<b>209</b>	Do modular housing options also include small houses?
<b>210</b>	Stop speculation, were in a speculation bubble it needs to end..
<b>211</b>	No Comment
<b>212</b>	You cannot address the needs of the homeless in one way. they need to be separated into those that need a hand temporarily, those that need to be in rehab, and those that should be in jail.
<b>213</b>	People cannot afford to rent decent housing or purchase a house on the wages they can earn. Security of owning a even a tiny house, would allow everyone to feel safe about their future. Building equity from a tiny house would allow people to be able to get into permanent, secure, owned housing



<b>214</b>	No they're good
<b>215</b>	I don't think so beyond the fact that Mental Health does not support these strategies enough
<b>216</b>	Dont evict people who did nothing wrong
<b>217</b>	Ensure community has its say when placing supportive housing in residential areas.
<b>218</b>	Build taller, all the time. There is no reason saanich can't have a couple clusters of 20 stories like downtown does. Mass legalization of garden suites; we're the city of gardens, why are there no garden suites?
<b>219</b>	These are all double-barrelled questions and subject to interpretive discretion
<b>220</b>	Have the Mental illness & Addictions Housed separately from the working poor/financially hardship
<b>221</b>	Think about people who currently live in the municipality and do not let their property value erode by the type of building the municipality permits. People have huge investments in their preference to live in Saanich. Please do not destroy their investment.
<b>222</b>	Get rid of single family housing zoning. It has a racist history. Also, get rid of the unrelated adult occupancy restriction.
<b>223</b>	We need to focus less on homeless and housing programs for people who are trying to get off the streets. These options do not pull the whole community up and this should be something the province is working on. We need our municipal government to focus of increasing supply. Building more houses for young families. If these people are able to buy house then they will get out of the rental market and create more places for people to rent. If the rental inventory goes up then the prices should chan
<b>224</b>	It's important to keep neighborhoods diverse, a little of every type of housing makes a strong and supportive community.
<b>225</b>	the more housing you build for homeless, the more homeless will move here. This is a Drug problem not a housing problem. Soon enough the majority of the homeless population will be in victoria
<b>226</b>	Expand economic base to support increased housing. NB - this includes socially acceptable initiatives and excludes questionable initiatives that compromise community security eg. casinos.
<b>227</b>	There needs to be a focus on the rise in Mortgage rates. That directly raises rental prices.
<b>228</b>	Smaller homes (not on wheels) in a community built at the same time to reduce building costs. Higher costs for smaller amounts of building material and square footage requirements often make building smaller houses difficult.
<b>229</b>	Will 7 include wrap-around services? We cannot continue to warehouse drug addicted people in unsupported housing in family neighbourhoods.
<b>230</b>	N/a
<b>231</b>	Please do more for the first time buyers. Rent is so high. We just want more opportunities
<b>232</b>	while I want to support the homeless or almost homeless, I want to be sure that individuals experiencing criminal activity and addiction issues are housed in residences with appropriate partnerships on site to protect the people in the neighbourhoods. Tillicum area and down Burnside is getting bad in last few years with crime and theft. Need to work across municipal boundaries to address issues. Regina Apts residents are causing chaos as an example



<b>233</b>	N/a
<b>234</b>	Engagement with factors and services that affect housing and housing supplies but are not within that domain.
<b>235</b>	Increase tenure and connection with rent to own cooperative housing, connect with the Co-operative Housing Federation of BC. Also it's important that low cost housing not be ghetto-ized by lumping it all into low cost areas. Consider requirements for all developers to integrate low cost into all buildings. You are the ones holding all the cards here.
<b>236</b>	Need to build stronger co-housing and cooperative housing options in, including an active collaborative partnership with a non profit such as Cooperative Housing Federation of BC. So need to ensure affordable housing is spread through high and lower income areas to avoid creating ghetto-ized regions and to ensure easy access to work/transit/services.
<b>237</b>	If you build it, they will come. I and all other residents I have spoken to do not want our beautiful community being turned into another downtown Victoria or Langford. No property tax exemptions for development! Homeowners aren't getting any exemptions for "public benefits" such as having mature trees on their property, despite the cost and inconvenience incurred only by the homeowner.
<b>238</b>	I think 1.3 is a bit vague and could do with more detail
<b>239</b>	Introduce rent caps for size/types of units
<b>240</b>	Not sure if this is covered under BC Housing, consider adding something that includes discussion with Minister of Education and School District Superintendent on school district land use.
<b>241</b>	Your questions all support building more. Unfortunately a well designed townhouse or condo with green areas is not going to the poor? The so called affordable places built in Sidney unaffordable. If you build a big super cheap building it could easily become a problem building.
<b>242</b>	I think every strategy should use more specific wording. For instance 5 talks about reducing barriers to housing through "policies" while I think this is a good start, I do not believe there should be any deregulation for constructors. Low income housing needs to be safe, and we need regulation so builders don't cut corners at the cost of health
<b>243</b>	All SFD lots will eventually need to be amalgamated with duplex zoning so that the common homeowner can build a duplex with a secondary suite in each unit. This would provide two formal SFD's on one lot while each unit supports a small suite to afford the investment. The idea of SFD lots on their own is dead, whether you realize it or not. Young people will leave the island for more affordable areas where they can start families.
<b>244</b>	anything to cool down this LUDICROUS housing market. My partner and I both make decent government money and can't even begin to look at houses.
<b>245</b>	None missing that I can think of
<b>246</b>	look at increasing density as a means of increasing affordable housing supply
<b>247</b>	Specifically include co-op housing as an affordable alternative.
<b>248</b>	Housing and Health care are both Provincial responsibilities. Do not duplicate the overhead from existing institutions. Divert funds to BC Housing and the Ministry of Health with a funding agreement and set land aside for supportive housing. But let the Province run it
<b>249</b>	It's all really vague really. Hard to see what the plan is.

<b>250</b>	All tax funded supportive housing needs to be dry. Other tax payers should not be augmenting others housing if they are spending money on non necessities like booze and drugs. There needs to be more access to treatment centers before they are allowed into tax funded supportive housing.
<b>251</b>	Increasing townhouse stock in existing transport/commercial/office nodes, along with building a stronger transit system is more effective than modular/tiny homes on wheels in alleviating the current housing crisis.
<b>252</b>	I have strong opinions about housing of everyone who is homeless. Simply providing homes is not the answer. I mostly definitely do not want to see any type of home on municipal land for people who are currently living in parks without the support for mental health and drug addiction. Policing of some form must be involved as people with mental health and drug issues prey and are preyed upon. Jobs also need to be apart of the solution so those who can do get out of the cycle of poverty.
<b>253</b>	Lower rents and crime prevention
<b>254</b>	After Regina Park tent city I will actively protest and block traffic to prevent addicts, criminals and supportive housing in my neighbourhood. I will only support dry housing for those in recovery.
<b>255</b>	Regarding the response to homelessness, I believe that a strong mental health service with accountability and opportunities for cottage industries, farming and/or gardening need to combined with this sector.
<b>256</b>	protecting municipal lands initially acquired for parks and green corridors. Insure actions occur only within urban containment boundary and sufficient services are already in place
<b>257</b>	Existing density should be maintained. It is not councils mandate to solve social problems. Maintain existing infrastructure first
<b>258</b>	We support the strategy of increasing supply of supportive housing. We support the other strategies at increasing non-supportive but affordable housing, but we do not believe they will be effective in creating a sustainably affordable stock of housing. This is a continuation of incentivizing development and supply which we have tried for the last ten years. It has failed and rents have never been higher. Rent and Vacancy control is necessary to create truly affordable housing.
<b>259</b>	Yes. Garden suites are the worst nightmare in our neighbourhood! No parking! Trees cut down! People squished into smaller spaces! No respect for neighbours or the environment!
<b>260</b>	Public neighbourhood engagement and consultation
<b>261</b>	Processing actions at the municipal level is slow and cumbersome.
<b>262</b>	disincentives to developers to building large single family homes and condos for the rich
<b>263</b>	Subsidize current rent rates so that renters aren't forced to pay more than 30% of their income on rent.
<b>264</b>	Establish context of Victoria's housing prices compared to provincial average, and address the inadequacies of local and provincial policy within the gap
<b>265</b>	Vague and convoluted language, unable to make clear meaning of.
<b>266</b>	Stop increasing property taxes EVERY YEAR. This works AGAINST affordability. Increase wages of all people, not just municipal staff, across the island so people can afford homes
<b>267</b>	No

268	“Affordable” and “supported” should not be listed together, they are totally separate things. One means that it costs 30% of the median salary, the other employs care professionals. Just cause I make 60k a year doesn’t mean I need support- I just need rental market regulations.
269	Build higher density housing options in appropriate areas (eg along Shelbourne st)
270	There needs to be stronger direction to provide duplex + suites zoning in single family areas as of right and minimum of 3-storey townhouse zoning on all arterials. The protection of single family zoning excludes so many opportunities to increase supply and address affordability.
271	They are all laudable, but as I read them I wonder how very long it will take for good words to become real actions.
272	More density within residential communities is needed and housing that contains washer dryer hook ups and square footage that is liveable as many now work from home. Green space is also important.
273	Keep all agricultural land which is necessary to feed this population
274	Housing justice+Climate Justice+Just Transition to protect the right to housing and workers' jobs to rehabilitate and renovate current low income and moderate income housing supply.
275	Stop enabling people
276	Mental health housing has been reduced and mismanaged
277	Control developments, protect ALR, can not empathize enough that communities know what's best and decision and policies MUST acknowledge people desires in those communities is a priority.
278	I think it would be important to specifically mention the CRD's 'housing first' strategy and list more specific actions on how/what Saanich can do to support it.
279	yes, way too much regulations, the only way to increase supply is less gov. intervention mor market. Also land sizes are massive, no one ever needs 10000 sq ft land to have huge -ve impact on the environment. Rezone, rezone, rezone. You don't need a million \$ task force to tell you these!
280	This is a poorly designed and worded question
281	By making rents affordable
282	Love 1.1E. This would also work for Seniors and people with Disabilities. I would love to see more bachelor units, especially where seniors are concerned. When designing the small place have some kind of alcove to place a bed. Look at designs of bachelor apts from the 70's for ideas. I am now dating myself.
283	Action plan for protection of green spaces and wildlife
284	What are the numbers? No level of government does a head count to even know what the housing need is. Define 'Affordable'. These two metrics are essential before moving forward.
285	Balance green space, arts, music, farmer's markets with housing initiatives
286	Increase specificity in the definitions of "affordable" and "supportive". Targets for stock increase are needed to contextualize what is meant by increasing volume.
287	Tiny houses on wheels as well or in place of lane way houses is the answer!
288	I believe the main barrier is current residents and community associations will continue to strongly oppose any reasonable attempts to rezone land to increase density.

289	Limits on the number of "tiny homes on wheels" need to be established. These need to take into account the infrastructure and be NIBY free (affluent neighbourhoods need to host an equal allotment of such homes).
290	please include "subsidized" housing for seniors and people with disabilities or income assistance people. Also, please include subsidized homes for people on low income that are caregiving for their older generation family/friends.
291	Eliminate streamline redevelopment, incentivize new residential construction, do not rely of provincial government for handouts, let the market dictate what supply is in demand what should be built.
292	Currently there is huge inequity in Saanich in distribution of green space by neighborhood. The neighborhoods with the least density and the most and biggest yards are the ones that also have the most parks and the biggest parks. Ie. the people who need public greenspace the least because they have the most private greenspace also get the most public greenspace. A minimum greenspace per capita within the urban containment boundary should be set and deficient neighborhoods brought up to it.
293	no
294	Strategy 1.3 could use greater clarification to understand what that actually looks like in Saanich.
295	Investigate other countries doing above well.
296	Again, these are are all admirable strategies, but at this point they're just words on a page.
297	Condos are important but not the only solution. We desperately need more single family dwellings that are affordable. And by affordable, let's be real about what means. Most condos are 1 and 2 bedrooms and do not meet the needs of families. The first time home buyers plan doesn't apply to the greater Victoria area at all. Supply is also a huge part of the problem. Incentives to developers to build single families dwellings for average earning families could be part of the solution?
298	Too much focus on homelessness, not enough on the majority of people who have temp housing (rentals, family) who want to enter the housing market
299	I would have tenants in my suite, but the current laws heavily favour the tenant and offer little support to the homeowner.
300	this doesn't happen I have a newly built "unregulated boarding house" near us that has 12 cars parked in the drive takes up the whole yard. PLUS 2 on the street. So when you say; "Understand the need to destigmatize and properly regulate boarding, rooming, shared spaces" Emphasis should be on regulate!!
301	I think that, for the greater good, response to housing homeless needs to encompass rehab, work stability... be a stepping stone not a hand out
302	Bylaws requiring that the homeowner to reside at an owned property in Saanich should be enforced! Far too many "slum" houses which are rented to multiple tenants are falling down and not cared for in any way. Stop the income property boom which limits housing options and drives prices up.
303	The homeless housing initiatives in Victoria/Saanich have been so bungled so far- bringing violent crime to more areas than before without solving quality of life issues that many homeless people face. I'd much rather my tax dollars go to lower income housing for those who can contribute something towards rent, more beds in mental health units, and safe injection sites.

<b>304</b>	Policies and plans to increase housing density seem to operate under the assumption that nobody has cars. There is an inadequate supply of parking in Saanich already and by increasing density the issue will worsen.
<b>305</b>	question presumes answer you are already going to implement
<b>306</b>	Move existing projects through the approvals process in months not years.
<b>307</b>	For the definition of affordable change from 30% of income to 40% income.
<b>308</b>	Better infrastructure, seriously sidewalks
<b>309</b>	No municipal taxpayer funding. Provincial and feds. only.
<b>310</b>	I'm good
<b>311</b>	Housing should consider 15 minute access to service centres through thoughtful densification lying between multiplexes and detached homes
<b>312</b>	Indigenous consultation
<b>313</b>	Indigenous consultation
<b>314</b>	Get out of the way of developers and greatly increase the supply of units. This will help with pricing and affordability. The government is building more affordable housing than ever before. So let the developers help by simply increasing the supply as well. We need a vacancy rate over 3-5%, this will only come with an increase in supply.
<b>315</b>	Key players are Federal and Provincial Governments and Agencies. They need to get involved to direct tax dollars to help resolve these issues.
<b>316</b>	Allow for shared housing situations where multiple people living together aren't related
<b>317</b>	I would like the city to present comparative studies showing the risks and benefits of creating a tiny-home or shared living compound for people experiencing homelessness. Any such compound like "tent city" in Victoria has been more problematic than successful
<b>318</b>	How do we lower overall housing costs? Landlords pass on their costs to tenants.
<b>319</b>	the language needs to be less academic and more universal. what does tenure types of property mean? I do not agree with using the UCB for housing options
<b>320</b>	Maybe focus on taxpayers and not be so focused on the 1% or less of the community. These large housing projects destroy neighborhoods and rarely have positive outcomes, except maybe for the executives that cash in big salaries running "non profits"
<b>321</b>	None of the above strategies actually drive an increase in the supply of housing. Strategies such as allowing developers to have bonus density if the developer dedicates a percentage of the development / subdivision to rental housing for a period of 5-10 years.
<b>322</b>	Frustrated that supportive housing seems to be targeted to specific areas of Victoria and Saanich
<b>323</b>	It's not just low income housing that's lacking, but moderate income. My partner and I are two young professionals with no debt, and cannot afford a single family home to raise a family in, and have put our future life on hold to rent/pay down somebody else's mortgage. Until people are no longer to own 20+ properties and keep them as equity-building rental properties, or pour in to retire here from across Canada, private landlords charge predatory prices for rent and buying is not an option.

<b>324</b>	I believe that increasing the amount of housing is important. By increasing the amount of housing to meet future growth demand that will come in the coming years. Our city will need to allow larger buildings to be built and to increase the size by building up. This would mean allowing taller buildings higher than 20 floors. An example would be building up the uptown area with high density neighborhood. With a requirement of affordable housing built in. Sort of styled around how Coquitlam is building
<b>325</b>	Other support measures like counselling and social workers moving into provided homes to ensure success integrating into neighborhoods and staying with a roof over their heads
<b>326</b>	A lot of focus on exploration vs action
<b>327</b>	So far absolutely zero mention of ecological considerations. Saanich seems completely blind to improving and protecting the natural environment.
<b>328</b>	Strategies must also include traffic patterns and congestion, the number of existing multiple townhomes / supportive living homes already within a neighborhood. It is a fine line between developers big or small wanting to maximize a lot/lots for their own bottom line and not considering the long term impact on a neighborhood.
<b>329</b>	1. Government funding could be used most efficiently by acquiring existing units that can be upgraded for use as affordable housing. 2. Incentives, such as property tax abatements, could generate more interest from private developers and investors. 3. Homeless issues cannot be solely addressed by increasing housing. Additional support for mental and addiction problems must be part of the solution. 4. Disincentives, such as onerous regulations and taxes, will reduce potential private investment
<b>330</b>	Have a Regional Planning vision to work from which considers and can respond to changes in ie, transit, schools, health care, recreation from housing changes.
<b>331</b>	Allow for lane way housing even on properties where there might already be a secondary suite in the home. Zone all properties multi family to allow people to immediately put in a second suite if they can or want to without having to go through rezonings
<b>332</b>	So much concentration on people and housing..nothing about where all the people are coming from and why. Are we encouraging people to come to the Island because we have a better climate than other places even though they perhaps can't afford to live in Victoria because we don't have sufficient housing and because the cost of living here is high.
<b>333</b>	take a look at commutes like North Vancouver. It is density and developers out of control. It becomes the world's biggest parking lot in the afternoon. No parking available because of no insistence of providing adequate parking in condos etc. Parking becomes non-existent for small local businesses, people go to big malls and box stores where there is parking. We moved here last year because the quality of life in North Vancouver became deplorable.
<b>334</b>	All activities must be developed in concert with all regional, provincial and federal partnerships. This is a primary reason for merging and integrating.
<b>335</b>	Build more coops
<b>336</b>	We need more affordable housing for people between \$30,000 and \$60,000. Paying \$1400-\$1600 for a 1 bedroom is insane. I can't own a pet because rent is too high
<b>337</b>	Housing for homeless is only one component - must be one factor in providing mental health support and street drug dependence.
<b>338</b>	support for newcomers in the area.
<b>339</b>	Affordability is a two-sided issue. The price of land and construction is going up very much faster than the rate of income. The other side is the ability to pay for what one gets. Not

	everyone can afford to live in the CRD just because they want to. Its really that simple. Building more smaller homes doesn't appear to be the solution. The problem is still growing, not shrinking. This is a national economic issue, not a housing issue.
<b>340</b>	Defer to the CRD Regional Housing Affordability Strategy. Saanich should not be going it alone.
<b>341</b>	again, neighbourhood and environmental perspectives are missing
<b>342</b>	We need to be aware of potential loop holes for partners. Too many "affordable housing" complexes get built with a small percentage of available units actually being affordable; while the remaining units are sold for profit.
<b>343</b>	Increase supply of housing: look at increasing cooperative housing, addressing speculations (via taxes or other economic methods), making it easier to subsidize or incentives for multi-unit buildings, increasing density.
<b>344</b>	The strategy is one sided and does. It adequately address impacts to current homeowners in residential communities. Be clear about the vision for saanich. There is no such thing as affordable housing as the price of land and building materials is at historic highs. Somebody pays the cost and it is likely to be Saanich taxpayers and and homeowners. Are we really going to change the face of Saanich from a single family community to a mismash of supportive housing and infill rental properties?
<b>345</b>	Private landlords need more rights, they may pull out their rentals with these changes
<b>346</b>	Reduction to barriers for development and re-zoning should be greatly reduced
<b>347</b>	Outdoor public pool and dog park
<b>348</b>	Rational use of land to build more affordable houses to sell or rent to low - and middle-income families.
<b>349</b>	Could have had an affordable housing option at Raymond St, but council defeated the motion
<b>350</b>	It would have been helpful in the above points to have placed supportive housing/homeless solutions in its on section. I feel Saanich is trying to sneak more supported housing into established communities.
<b>351</b>	just need more low income housing, but without all the loop holes
<b>352</b>	We do not need more homeless coming to Saanich from outside the area because we are providing free or low cost accommodation for them.
<b>353</b>	Prioritize local/regional home buyers over those not already local residents
<b>354</b>	I don't want to see Saanich turn into another Langford or Victoria. There should be recognition that we have something special in Saanich; something we have all invested in. Something valuable that is worth preserving.
<b>355</b>	Please also consider working with the private sector, providing incentives, providing one week turnaround on development applications, similar to Langford and promote dramatic densification within the urban containment boundary and specially in in in the village settings.
<b>356</b>	Density planning! Institutional Facilities for the mentally ill and the Addicted!
<b>357</b>	Homelessness may coincide with challenges in mental health and addiction. Could funding or programs complement these actions? Generally, there should be a way to also provide options for people to live in a wide range of places. Clustering people in modular homes or tiny homes seems like there is a risk of low quality of life if they are located far from services and community amenities.



<b>358</b>	Homelessness should be addressed by requiring participation in "earning" a spot as Habitat for Humanity does.
<b>359</b>	Safe, quick, convenient transportation linking Greater Victoria to Victoria
<b>360</b>	increase the availability of housing for working people working full time on lower incomes. They is no help if you have a job, work full time and your earning less that living wage.
<b>361</b>	involvement of provincial government is not mentioned
<b>362</b>	for some of the above identified as neutral, "it depends"
<b>363</b>	Where are the initiatives for more senior's housing? There also needs to be a total overhaul of the system in place to access housing for seniors.
<b>364</b>	When you know where you can reuse vacate lots put more surveys to the community on the use of Saanich property and how it will be funded
<b>365</b>	Homelessness supportive ideas are NOT working so I don't support Strategy 1.4. Keep Saanich undeveloped land for public use/park not housing.
<b>366</b>	Increase density for Rental properties building high-rises with Bachelor to 3 Bedrooms in Industrial areas.
<b>367</b>	Saanich is too large and diversified. All of the rules for increasing housing need to accommodate the standards, character, transportation and taxes of each area then need to be approved community by community.
<b>368</b>	I think homes need bathrooms and kitchens to be feasible and provide dignity to their inhabitants. I don't support filling lots with tiny sheds and calling that a solution.
<b>369</b>	I support new housing models for working families. However I strongly oppose any models for supportive housing in family neighbourhoods. The demand for supportive housing will be endless. The mentally ill and addicted need treatment centres not housing in family communities.
<b>370</b>	Focus more on helping first time buyers and less on refugees.
<b>371</b>	Homelessness is most often a symptom of other problems, and it would probably be more productive to put money into fixing those problems (e.g., housing supply, addictions, etc)
<b>372</b>	No mention of reducing or eliminating DCC fees or Landscape Bonding in question 1.2 as in the main report 1.2A. I do not agree with these strategies
<b>373</b>	only canadian citizen allowed to buy house!
<b>374</b>	Provide meaningful work for the homeless in exchange for their housing. Encourage a sense of pride, not entitlement.
<b>375</b>	Permit larger infill housing options on ideal sites
<b>376</b>	and again transportation and employment                      many of these policies are beyond your level, municipal to provincial t
<b>377</b>	A rural strategy is missing to increase supply of farm/family housing on acreages and farms and ensure succession planning
<b>378</b>	Use municipal land FIRST. Import pre-fabricated assets - only expend to a feasible budget -NO EXCESS SPENDING
<b>379</b>	Where is the study as to why people are homeless. financial, mental health, addiction etc. need to fix the root cause.
<b>380</b>	reduce costs for permits ,and other development fees, property taxes & / or municipal salaries as a way to ' save funds '



<b>381</b>	The meaning of words like "tenure" are not clear to the average citizen. Use clearer language in your surveys.
<b>382</b>	Streamline Saanich's planning department. This process simply takes too long, thereby increasing the cost of all housing. Have rules, not guidelines, for things like community engagement, CACs etc. If there are clear rules then people can follow them and have certainty.
<b>383</b>	increase support while supporting neighbourhoods and not putting too much strain on any one area in particular
<b>384</b>	YES - follow through with them. No more talk, actually fix the housing problem (and not by forcing people to live in tiny houses or slum units as per 1.1a)
<b>385</b>	I currently live in a housing co-op and would like to see more co-op housing available for single people.
<b>386</b>	All of these policies to not take into account the established home owner who has worked their entire life to maintain their home.. we have raised families in our homes and paid years of taxes...no one wants that taken away from the. By having a development rise up next door just because the existing house is for sale or may have a large lot.
<b>387</b>	Just as our society and community holds students accountable and expects results a similar system should apply to affordable housing
<b>388</b>	None of this seems like the business of a municipality. These are issues for the provincial and federal governments.
<b>389</b>	Need barriers to promote thought as to balance amongst the district's neighbourhoods. Shouldn't Ten Mile Point take on the same amount of low cost housing as, say the Tillicum area? Consideration from current homeowners are not apparent in this report.
<b>390</b>	Parking, residential electric planning,
<b>391</b>	By understanding that mental health and addiction issues underlie much of homelessness and need to be addressed through health care and supervised supportive care sites
<b>392</b>	The basic flaw in the homelessness crisis is the closing of Riverview Hospital; it's not about just housing these vulnerble souls, it's about helping them, and so many have mental illness and addictions. Putting them in a physical structure does nothing to address this.
<b>393</b>	Hard to tell exactly what actions will be taken based on these vague strategies.
<b>394</b>	they are future oriented which is great. what is missing however is how to ensure that people don't become homeless in the first place. this could involve a rent bank for when people cannot make rent to avoid evictions plus advocacy at the federal government for a basic income.
<b>395</b>	All are excellent, but what strategy can be developed immediately to provide dignified housing for those living on the street?
<b>396</b>	I feel this helps lower income brackets but not middle income earners to get ahead
<b>397</b>	The state should focus on providing mental health support.
<b>398</b>	I do not support the CRD's initiatives for homelessness. It's a very complex issue, but I do not believe their initiatives are working and would like to see Saanich take a different approach.
<b>399</b>	1.2 I do not have enough information to comment, hence neutral. I support reducing barriers to the home seeker, but the actions described seem to suggest removing barriers for the developers. My bias is that developers generally do not need removal of barriers. They are adept at dealing with barriers. My view may not hold up to scrutiny.
<b>400</b>	I think determining how to grow without destroying the Saanich municipality will be an important consideration.

401	In principle I support all these strategies. The real issues is distribution of rental and affordable housing project. It's important for Saanich to help the community understand what growth and shortfall is actually occurring or projected. This critical justification for the region should be presented.
402	Allow development of A1 properties that are not farms to bring in more affordable housing options.
403	The advent and quality of "small" or "tiny" should be of interest I believe.
404	I think strategy 1.4 is probably the 'sleeper' strategy. Younger people are more open to new housing options and those should be utilized to relieve the burden on the municipality.
405	this task force will ruin our neighborhoods - which are already overRUN with Air B and B - vrbo rentals and no oversight or enforcement fm city as is. no owners living in these properties . vacation rentals - transients and people speeding in our neighborhoods here on air B and B
406	Again, this IGNORES seniors and the disabled and those who FOR THEIR MENTAL HEALTH should have a pet. (I worked from the age of 16 until I became disabled in my 50s. I've been waiting years for a pet-friendly, wheelchair accessible apartment.) YEARS. Seniors and the disabled cannot/should not be housed with those with dangerous problems as they (we) would be prime crime victims.
407	Disallow community regulations that ban the renting of suites in private homes.
408	DEVELOP STRATEGIES AROUND FEDERAL AND PROVINCIAL PROGRAMS FOR HOUSING.
409	Rent is a exploitative way of transferring capital from labour to the already wealthy
410	Stop concerning yourselves with housing on newly arrived immigrants or refugees and focus on the people that already live and contribute to their community
411	We need to figure out the different reasons for homelessness and not group all homeless people in one category. Many homeless people do not wish to be housed, or would not do well in conventional housing.
412	explore land lease models, covenants; include focus on management of region's limited land mass; do not sell "surplus" land
413	Don't focus so much on the rental or supportive, just overall supply, and 3 bedroom homes should be the focus, not condos
414	I am impressed with the scope of your suggestions and the open mindedness in your thinking
415	More action less talk.. sometimes trial and error make for fantastic results and also drastic fails but at the very least the effort was put forth. Quit taking so damn long to make decisions
416	Homelessness is a symptom of addiction. Support long-termresidential recovery houses in Saanich & homelessness will become less of an issue as people recover.
417	not sure - who is on this panel?
418	Cut down on the input of a council that is too bound to the local neighbourhood and cannot look at the big picture.
419	We need to be fully aware of and understand individual Neds before taking any action. the silent ones are opten left out.
420	I also think with the extreme cost of materials like lumber, looking into reusable and sustainable materials for housing starts.
421	I think Saanich needs to look inside its own administrative processes to seek and remove the overwhelming, time consuming and extremely costly barriers to speeding up approvals

<b>422</b>	Firstly homelessness is not a standalone issue. It requires a directed and concerted effort by Federal and Provincial government before municipalities insert there one off solutions. Mental illness and drug addiction need medical institutional solutions not housing solutions .
<b>423</b>	A strategy to recover costs from real-estate/developer windfall profits. Use tax policy, apply to subsidized rental housing.
<b>424</b>	Yes Second Hand Smoke needs to be abolished
<b>425</b>	there is a need to identify whether homelessness is real or a crutch to gain housing that others work hard to achieve
<b>426</b>	Allow garden suites and secondary suites on the same property; remove the unenforceable owner occupier requirement too. You do realize that wouldn't stand up in court given the many court cases - zoning is based on use, not user.
<b>427</b>	I don't know what you mean by attainable. If you are trying to tell me anything any developer builds is attainable and we should support all developers no matter what they propose as long as they are adding housing stock, count me out.
<b>428</b>	Consider that affordable housing components of projects, while important, are essentially a lottery for middle and low income people with the 50 years of underbuilding we are dealing with. Upzoning and infill are a much more impactful and important strategy.
<b>429</b>	I don't want more housing in Saanich. I like the density as it is and don't want more crowding. It's why I chose to live here!
<b>430</b>	Specific mention of increasing the number of co-ops. Flexibility around roommates. Disabled and seniors often require roommates for the years they are on a waiting list for subsidized housing. Some want to keep their roommates. Could house many more in fewer units if more 2 bedroom suites were available for those who want to keep roommates. I am one such person. I live with another disabled person (non-romantic)
<b>431</b>	Treatment for addiction and mental health disorders should be more important than housing the homeless and mentally ill. Housing them is just a band aid to a larger issue at hand here.
<b>432</b>	Allow for greater densification in urban areas
<b>433</b>	Raise taxes, take out massive debt, build build build. No minor actions, think big.
<b>434</b>	Allowing the teardown of a larger home to build a townhouse or apartment building or subdivide the lot into very small lots only hurts the value of the surrounding homes and only lines the pockets of the seller trying to make a big profit and leave the existing residents with increased traffic and noise.
<b>435</b>	Make sure that these strategies are being implemented municipality-wide, not just in Saanich East. It's inexcusable that Cordova Bay, Broadmead, and Gordon Head are bearing none of the costs or integrations of social housing, while Burnside Gorge Tillicum and Saanich East have incredible amounts of multi-dwelling housing appearing, which further reduces greenspace areas in these neighbourhoods. These areas are already less cared for by parks and see fewer tree plantings.
<b>436</b>	White collar and former white collar boarding houses (with cook and housekeeper). Subsidized to income for disabled and elderly.
<b>437</b>	If you approve carriage, lane way or back yard suites please ensure that these various new types of housing don't just become another AIR B&B. Make sure that all AIR B&B are fully insured, taxed and the municipal business license is only approved through bylaw officer inspection and regular unannounced reviews are conducted to ensure a property is being occupied for its intended use.

<b>438</b>	Allow subdividing large lots into building lots while preserving green. HALF of Council live in rental suites or subsidized housing
<b>439</b>	What seems missing in a lot of plans is protection for renters, or else we will see a continual increase in homelessness as people fall through the cracks of unaffordable housing. There are not protections in place or plans specifically made for the working poor, disabled, elderly, students, a lower wage earners. Anyone between 15,000-60,000 a year needs to be protected and offered housing that meets their needs. As well, please address that landlords can discriminate against potential tenants.
<b>440</b>	Strategy 1.4 OK but 1.4C is scary. Done poorly, it could ruin neighbourhoods. We see negative effects from rental properties near UVic: ill-maintained properties, street parking near schools on streets with NO sidewalks: safety hazards. There are unscrupulous landlords, domestic & offshore, who exploit our goodness and grow rich on it without paying their fair share of costs for services used by tenants and by avoiding paying taxes on rental income (e.g., cash transactions with no written record).
<b>441</b>	Be more public about supporting agencies
<b>442</b>	(1.4C is not an action.) Examples of "what" and "how" would help. Vague, convoluted and far too academic wording. How do you expect the average Saanich resident to understand the core meanings? I have Grad degrees and find it a struggle.
<b>443</b>	Let those renter who pay the full price knowing the building is subsidized building.
<b>444</b>	There's so much focus on the tenant and the person who is in need, which is great, but there are a lot of opportunities for people who could be landlords to open their homes but they might be discouraged because of current regulations. For example, it's very difficult to evict a tenant even if they aren't paying rent or abiding by the agreement. Many landlords are single parents/ families who don't have a lot of income and having to pay one moth's free rent is difficult
<b>445</b>	affordable co-housing developments; redefine/define "low income"; ease on van dwelling parking restrictions!
<b>446</b>	They need to use words that are clearer (practical) and less ambiguous, so that the average resident knows what is being proposed. What about more co-op housing?
<b>447</b>	To make supportive and lower end rentals more affordable - build them with communal laundry facilities instead of having washers and dryers in each unit.
<b>448</b>	- Strongly opposed to any FREE housing for anyone. - We have a welfare system to help people. - If they are homeless their are other issues that need to be addressed - addiction - mental health issues NO FREE HOUSING - This in not a municipal mandate!!
<b>449</b>	The bundling of items in each Strategy makes it difficult to really show what is and isn't supportive. It would be more helpful if each item within the strategy allows comment. For example, a person might quite strongly support 1.4C but be quite strongly opposed to 1.4B. How should we respond?
<b>450</b>	Saanich doesn't own a lot of land, it should be cautious giving it up to a narrow focus over greater community use. Some land okay, but don't give too much away. In future purchase of land for parks etc. perhaps a portion could go towards such use.
<b>451</b>	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
<b>452</b>	A housing strategy should include the encouragement of building cooperatives such as the German model of "baugruppen" to make building of infill housing easier. See David Sims "Soft City" for more details on this.

<b>453</b>	I wonder- Victoria is a desired location for homeless people. I wonder if we create programs at the cost to the tax payer (who already pays a lot) if it will attract more homeless people from other parts of BC and Canada. This will put a lot of pressure on the system. I do believe that we need to help young families BUT the tax payer can not bear more with all the social programs and expectations to give every where we turn.
<b>454</b>	Housing for actual BC residents been here a min of 2 years
<b>455</b>	Stop making developers rich. Don't you find it ironic that they are building multi unit blogs, making a ton of cash and buying expensive large lot houses for themselves?
<b>456</b>	Policies that promote affordable housing are incredibly important, particularly with subsidy, but Saanich needs to be careful how these policies are perceived or applied, as they can potentially end up eliminating most new forms of housing. Partnerships also slow new housing down by many months, which can also contribute to slower affordability challenges, as private and non-profit developers can't be adaptive to housing needs.
<b>457</b>	Deter commodification of homes in the first place. Disallow individuals to own a second property/house in Saanich. This, I believe drives speculation and ongoing challenges with rentals and affordability
<b>458</b>	I would like to reiterate my support for 1.4 - Saanich needs to step up actions to support homelessness, and help shift some of the burden that is concentrated in Victoria. Concentrating all supports and sending homeless people to one area only has negative impacts.
<b>459</b>	Homeless need homes where they can thrive and be safe. Residents surrounding should not have to face any negative impacts to their living situation because of this.
<b>460</b>	More energy efficient housing; no ALR land for non-farming purposes;
<b>461</b>	Homelessness and substance abuse and mental illness need to be addressed all at once. Housing is a key piece but helping those who are sick get better is extremely important. The Provincial Government need to provide facilities that address all these areas and Saanich can be supportive but it should be their directive.
<b>462</b>	Where is the discussion with each community within Saanich as to their balanced needs for better rental regulations, parking and safety and how the outcomes will change their neighbourhoods?
<b>463</b>	More emphasis on secondary suites would be helpful. Lots of untapped potential.
<b>464</b>	Amending property tax act to allow differentiated rates by typology, liveability, other KPIs; and per-capita progressive taxation.
<b>465</b>	I see a lot of new housing developments that are still very expensive, not really affordable. What is affordable housing exactly? Is there any co-op housing going forward? I would like to see homelessness addressed, but many of the homeless suffer from mental illness and there needs to be help with that as well. I see developers giving a "token" amount of affordable rents, housing, but to me it does not seem enough.
<b>466</b>	Develop communication channels between individuals facing housing security and outreach workers and councilors.
<b>467</b>	Again a lot of words. Action is needed!
<b>468</b>	There needs to be a rental registry to close the loophole of resetting rents through eviction tactics. If the prices were forced to change in keeping with the annual increases, it would calm pricing increases.
<b>469</b>	I'm not against 1.1 completely, it would depend on the municipal land - ie Beacon Hill Park or other such place. Also, I'm not sure about what the Saanich Land Acquisition Strategy allows -

	for example would it force a land owner to sell in order for a block of properties to be purchased and redeveloped? If so, I am against that. I expect that the other strategies that increase supply would help lower the cost and therefore benefit everyone including low income.
<b>470</b>	Many of the proposed initiatives are clearly beyond what should be the priorities of a municipal council.
<b>471</b>	1.3 Needs to be more clearly defined. 1.4 c requires some specifics - what is meant by "properly regulate"? the Regional approach should be taken with this whole issue.
<b>472</b>	they're strategies - wooly and well-intended, but who knows what it means?
<b>473</b>	There should be mention of densifying certain Saanich "downtown" areas?
<b>474</b>	"3) Please review the Focus Areas shown above and rank them in order of what you believe should be the highest (1) and lowest (7) priorities." - #5 Strengthen Partnerships - not enough community focus. #7 Understand Housing Demand and Address Land Speculation - Deal with as 2 separate issues!! #1 - Define "affordable". For whom? #3 'Affordable' and 'Supportive' are not synonymous and should be treated seperately. #4 For-profit development will not result in long-term solutions to affordability.
<b>475</b>	You hired professionals and elected representatives should already know the history, details, priorities of Saanich and should have produced a more readable, common sense survey for the rest of us! (Focus Areas - 3. Support Housing Diversity and Increase Supply - You are not responsible for housing the homeless/indigent/transient. This is a social welfare issue.) (RE: Focus Areas 2, 2.3A - All stratas set their own bylaws, owners abide by these bylaws, this is not your jurisdiction!)
<b>476</b>	There should be some indication of level of financial and environmental implications for all of these as well
<b>477</b>	Compel or require developers to provide a percentage of units in new builds as affordable housing or contribute a comparable monetary amount towards such initiatives as part of the approval process.
<b>478</b>	While I agree with the importance of these initiatives, I think a clear line needs to be drawn in the strategy regarding what is a municipal issue and what is a CRD, Provincial, or National issue. I sense that sometimes Saanich, while well intended veers outside of a municipal viewpoint and widespread issues. Similarly, to address something like homelessness, one needs to understand the root causes. Would need to hear more on what 'homeless efforts' entails. Needs to be root cause based.
<b>479</b>	Regional just means we're taking on the provinces responsibility
<b>480</b>	Respect for the environment should thread through all strategies
<b>481</b>	Again, how do you define "affordable" housing? Why are you focusing soley on rental housing and not house ownership? Reducing barriers for developers to build whatever they want without any mention of respectful consultation with local communities indicates a poor town planning approach.
<b>482</b>	I support encouragement of more rental housing, affordable for working people and seniors, as opposed to "luxury condominiums". I am not supportive of free, no-barrier housing .
<b>483</b>	Put a higher focus on housing for families, rather than homeless
<b>484</b>	Create more subsidized housing as "affordable" housing does not necessarily mean that low-income, disabled or seniors can afford these market or below market housing units.

<b>485</b>	Not by housing those that do not want it or refuse to try and live as the main population does. However find them a place in care with Mental and Addiction help.
<b>486</b>	Improve the network of all agencies to eliminate homelessness. One Municipality cannot do it alone.
<b>487</b>	Look to other parts of the world to see how they've addressed this (what has worked and what has backfired)
<b>488</b>	Ensuring safe, affordable housing for lone-parent families; oftentimes we are passed over for rentals due to one income and supporting child (ren)
<b>489</b>	(Que 7, Strategy 1.4 - Strongly not supportive of 1.4B and 1.4C, but supportive of 1.4A) Many considerations are missing. Many questions can imply responses that are destructive of our communities. Strategies should not be lumped together! ie 1.4A,B,C
<b>490</b>	Concerning Strategy 1.4 - I would have supported this if 1.4B re: Tiny Homes had not been included. This point should not have been in this section. Tiny houses should only be allowed outside the Urban Containment Boundary.
<b>491</b>	Tiny homes on wheels should only be allowed outside the urban containment boundary, where properties are generally larger; otherwise we'll have camper vans in peoples back/side or even front gardens!
<b>492</b>	The only affordable housing solution is rental housing, the Municipality should focus on increasing multi-unit rental housing projects and look at other cities who have done this with an equity component 99 year lease on land



## Focus Areas

### Focus Area 2: Promote and Protect Rental Housing

Support the retention, revitalization, and development of rental stock to address the current shortfall and meet future rental housing demanding while supporting existing tenants.

The questions in this section ask about your level of support for the strategies and associated actions provided in the table below.

#### Focus Area 2 Recommend Strategies and Actions






Action Number	Recommended Action
STRATEGY 2.1: Support a greater diversity of rental housing options in low density neighbourhoods.	
2.1 A	Examine opportunities to allow both a Garden Suite and Secondary Suite on single family residential (RS-zoned) properties inside the Urban Containment Boundary. (parallel initiative)
2.1 B	Update the Secondary Suite Policy to expand the availability of legal secondary suites, with an emphasis on promoting ground oriented forms of housing.
2.1 C	Support the inclusion of lock-off suites in multi-family housing developments to increase available rental units, serve as a mortgage helper, or provide flexible space for multi-generational families.
STRATEGY 2.2: Improve the security of tenure and affordability of existing and development of new rental housing.	
2.2 A	Develop a program to incentivize the development of low to moderate income rental housing in key locations.
2.2 B	Explore options to incentivize purpose-built rental housing and provide clarity to the application process, in order to increase secure rental housing for a diverse population and incomes.
2.2 C	Investigate option for policies, incentives and regulations to help retain the existing purpose-built rental housing stock, encouraging reinvestment, ensuring buildings are secure and well maintained, and protect tenants from potential renovictions.
2.2 D	Develop design guidelines for purpose-built rental housing, recognizing the positive impacts of rental tenure on housing affordability.
2.2 E	Investigate the feasibility of utilizing Residential Rental Tenure Zoning to help protect existing rental housing or future rental developments.
2.2 F	Develop a tenant assistance policy or guidelines to help mitigate the potential impacts of tenant displacement as a result of major renovations or redevelopment. (parallel initiative)
STRATEGY 2.3: Explore tools to support tenants and landlords to improve access to rental housing.	



2.3 A	Establish a policy aimed at reducing barriers to renters in new strata developments, such as addressing restrictions related to age, pets, and rentals.
2.3 B.	Explore a regional approach to create a central rental registry or database, connecting people with unique rental needs with individuals that have available rental units or space in their home.
2.3 C	Create incentives for landlords to rent units to tenants with the greatest need or barriers to housing, vulnerable households such as refugees, people experiencing poverty, or other vulnerable populations


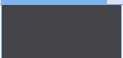



9) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 2.1 Support a greater diversity of rental housing options in low density neighbourhoods.

Respondents: 1065

Choice	Percentage	Count	
<b>Strongly Support</b>	39.25%	418	
<b>Support</b>	30.80%	328	
<b>Neutral</b>	10.52%	112	
<b>Not Supportive</b>	10.05%	107	
<b>Strongly Not Supportive</b>	9.39%	100	
<b>Total</b>	100%	1065	


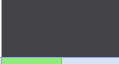



10) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 2.2 Improve the security of tenure and affordability of existing and development of new rental housing.

Respondents: 1071

Choice	Percentage	Count	
<b>Strongly Support</b>	33.71%	361	
<b>Support</b>	38.47%	412	
<b>Neutral</b>	15.97%	171	
<b>Not Supportive</b>	7.28%	78	
<b>Strongly Not Supportive</b>	4.58%	49	
<b>Total</b>	100%	1071	

11) Please indicate your level of support for the following strategy and associated actions.  
STRATEGY 2.3 Explore tools to support tenants and landlords to improve access to rental housing.

Respondents: 1064

Choice	Percentage	Count	
<b>Strongly Support</b>	30.36%	323	
<b>Support</b>	38.06%	405	
<b>Neutral</b>	19.36%	206	
<b>Not Supportive</b>	6.77%	72	
<b>Strongly Not Supportive</b>	5.45%	58	
<b>Total</b>	100%	1064	

12) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?

Respondents: 427

#	12) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?
1	nope
2	Same as previously stated
3	I am reluctant to put "Not Supportive". This comes from not knowing what the costs are to offer such incentives. I have more compassion for a Not-for-profit on such matters than I do a market-driven developer offering to build a rental building. How can you guarantee that the market-driven developer WILL in fact, trickle that incentive back down to the renter? Maybe better to "flip it" to the renter getting the incentive. As to 2.3B, muni shouldn't do it.
4	Landlords should not be getting incentives through this. We need accessible housing that isn't just funneling money from low-earners into the pockets of those rich enough to already own excessive wealth.
5	Address the issue of on-street parking: this needs to be promoted as acceptable. Streets need to be improved with curb/gutter over time. Saanich will never get anywhere if parking stds are not reduced. Don't take on tasks other groups should like 2.3.
6	More Co-op housing
7	Increase available stock of co-op housing.
8	I think new homes should be encouraged to include a rental suite, or space for one so the next owner could add it.
9	We don't need to incentivize corporations or developers we need to penalize those who don't improve our city
10	On number 11 there should be a regional approach

11	pre-zoning
12	There needs to be some discussion of Air BnB.
13	Where is there consideration for those with disabilities, those who are aging? What about the rights of owners in stratas?
14	You speak of promoting (and ultimately administering) legal secondary suites, please address the illegal suite elephant in the room and all of its trappings (e.g. illegal boulevard parking etc.).
15	This is all very vague and not saying much at all. Explore what tools to support tenants and landlords? Which one do you think needs support and why?
16	more low income housing for which you must qualify. coops etc..
17	2.2C and 2.2E are terrible ideas which will completely backfire. The problem with 2.2C is that most purpose built rental stock in Saanich is nearing the end of its useful economic life and would be far better off redeveloped to new rental units that better meet the needs of residents, even if that means the rents might be higher. Without pairing 2.2E with bonus density, this policy is a form of down zoning which will freeze rental development and could result in lawsuits (see New Westminster).
18	Stop pandering to greenwashing developers. Make sure there is adequate and non-cost prohibitive parking for all users so our streets aren't overrun with parked cars from developments.
19	Hasten approval of garden suites
20	2.3 is not the government's business, these are BIG government ideas, that are best left to the market.
21	Nothing missing as far as I can see
22	Tenure can be created by giving residents a feeling of "ownership" by allowing them to "buy in" at say \$10,000 giving them a small equity stake in the development and allowing a "rental" payment that increases their equity over time. A feeling of ownership will go further than strengthening tenure in my opinion
23	My "Support" does not include 2.3 C as its wording is too inclusive when it states "other vulnerable populations"
24	2.1 A Change "examine opportunities" for garden/secondary suite to "allow"; 2.1 B Should be "allow" secondary" suites throughout the District and work with home owners to bring secondary suites into compliance
25	Again, use the committee to consider all and any suggestions for their individual impacts to meet the strategies with the authority to recommend development.
26	Give power back to homeowners to create housing options on their properties - so long as they have parking/safe spaces there should be no barrier to rentals
27	Ban short-term rental businesses like AirBnb, VRBO, Flipkey etc. from operating in Saanich.
28	Strategy 2.3 A - Be very careful about lifting age limits. Perhaps just widen the range. Mature adults do not want rowdy young neighbors.
29	You are missing the provincial jurisdiction that sets the rules in favour of renters. I have a rental unit I will no longer rent by the month due to provincial demands.
30	There is virtually no protection for Landlords at the moment and no incentives to make product available- way too many disincentives.. one of key principles should be to explore that and

	getting the Province on side...without that it will be virtually impossible to get volunteer commitment to these initiatives.
31	Money will need to be spent on developing low cost housing in sufficient amounts to make the difference needed.
32	In most cases garden suits and secondary suites on the same property will result in over densification in single family home neighbourhoods. This will create street parking congestion, unsafe pedestrian and cycling routes, while not truly yielding affordable housing options.
33	Again there is no lense here for rural properties. Garden suites and legal suites in urban boundary but nothing about allowing suites in rural property who have the land and space to do so without negative impact
34	2.1 is misleading. For those who live in low density areas we may not want increase density as this is why we chose to live here in the first place. Others may like to see this but they don't live in the neighbourhood so why should their vote count as much or more than ours?
35	2.3A I would go further and disallow strata associations from placing rental restrictions on owners.
36	2.2B may be effective, but the other measures would adversely affect rental housing stock. 2.1 (trying to pretend detached housing could serve as attached housing) would be awful. The strategies indicate undue meddling in the housing market. No mention of ratepayer group obstacles to building rental housing.
37	Provide incentives to developers to build affordable rental apartments and townhouses instead of condos. The only way rental prices will be able to reduce over time is to increase available units.
38	Just stop interfering and let the market take care of itself or you will just prolong all this nonsense
39	It is Ok
40	By respecting and following LAPs and OCP and other applicable bylaws. Commercial nodes and major transportation routes may be more ready for higher density developments.
41	Create more housing by removing barriers. No rent controls; the tenants and landlords have all the tools they need with current laws and regulations
42	Again, go into areas of low density to develop.
43	Too much jargon in 2.1 ("ground oriented" "lock off suites"): I don't know what these are.
44	Student resp going directly to lanload
45	Increase support of landlords. I have a basement suite but won't rent it out because it's impossible to get rid of a problem tentant
46	Allow tiny homes on larger property
47	On the right track
48	Allow rural saanich to have detached suite
49	Work with provincial government to offer rebates to renters just as owners receive... then data mine this data to make sure all landlords are reporting and paying taxes on income.
50	The Prov Govt is key in supporting tenants in rentals. Landlords, depend on number of tenants, boarders, shd be licensed to ensure tenants have "safe" living space.
51	Outreach to property owners who may have 'illegal' suites, explaining how/why they can make their suites 'legal', and how they could do so in a non-punitive way (i.e. not get punished with

	high permit fees). We should be incentivizing 'illegal' suite owners to upgrade and register their suites.
52	Pathway programs for the homeless who are placed in housing, so that the cycle does not repeat itself.
53	Give more protection and rights to the landlords
54	Building codes for secondary suites make it very costly and it fully prohibitive to create affordable rental suites in existing homes. While I appreciate that the building codes are set for a reason, I think Saanich could create more exceptions that will make it possible to have more legal rental homes.
55	These are nice words but short on actual strategies and proposals.
56	Do not promote immigration into the area....
57	Strategy 2.3 seems to be best delivered by regional or provincial partners
58	No
59	When developers remove rental for new projects (even if they are rental proposals) the affordability is completely lost. We are seeing this with redevelopments across Saanich. Developers should be required to retain similar rates for the same # and size of units they are displacing in order to obtain the increase in density.
60	This looks good to me
61	If we allowed Garden suites AND a secondary suite in any residential area, the parking and traffic congestion would be compromised. Traffic is already a problem in many areas.
62	don't overdo the addition of affordable housing in low density areas as such areas usually lack services or frequent public transit
63	2.2A Where will the funds be coming from to incentivize rental housing? The tax payers? I would support increased density in terms of apartments in areas currently referred to in OCP and LAP. I would support other neighbourhoods with increased density such as townhomes.
64	Owners of single family houses must be required to live in the house. Creating more revenue potential for single family homes where owners can be only investors will increase the value and further price out families trying to buy a home. I understand this is currently a requirement, however not properly enforced.
65	We have just gone through a lengthy process about garden suites AND secondary suites. We MUST allow one not both on properties. And the owner must live on a property with a garden suite OR a secondary suite.
66	Come on.. Some of this is so simplistic. All about incentives and who is going to pay. Was the Landlord association at the table?
67	consider / explore / apply pre zoning for affordable housing. Active engagement with the provincial government to legislate that rent is attached to the unit ( not to the renter)
68	have concerns re 2.1 with allowing legal suite in non owner occupied house with a garden suite as well. Parking??
69	Rezone low density neighbourhoods to permit a greater diversity of rental housing options.
70	there are many co-ops in saanich. They provide affordable housing and create communities. They need support and attention.
71	This may apply also to Section 7.1A, Drivers of Demand, but be aware and guard against the kind of speculation profiled in this article that is a world-wide problem:

	<a href="https://www.streetroots.org/news/2019/09/13/wall-street-speculators-and-loss-affordable-housing">https://www.streetroots.org/news/2019/09/13/wall-street-speculators-and-loss-affordable-housing</a>
72	Eliminate illegal policy to require homeowners to live in houses with suites. This cannot be enforced and prevents people from adding a suite to an investment or inherited house.
73	Not sure how you 'improve affordability' until the steps are taken to deal with the land speculation crisis, 'renovictions' and 'demovictions'o
74	2.3b is supportable but in 2.3a, you can't force homeowners in strata's to allow rentals when they have created their own bylaws.
75	expediate approval of infill,s duplexes, garden suites to increase diversity of housing types.
76	Not in favour of Secondary Suites, but in favour of Laneway Houses and duplexing of single family homes.
77	Don't make the same mistake as victoria regarding accessory dwellings. Too many restrictions on size and height means they won't be built.
78	I support the idea of options in single family neighborhoods I am not happy with some of the proposed changes in the strategy. It is too broad and really lacks the idea of improving walkability, proximity to services, character and transporation options. Before supporting all of this I would need to see changes made to improving accessiblity to these things. Otherwise it is just cars and more cars. Traffic nightmares and pollution.
79	As a single dwelling homeowner, I would like to see even better rights for renters than what currently exists. Homeowners are artificially choking renters abilities to survive by keeping prices high. There should be limits imposed on how much renters can be charged for any given living situation. Most homeowners will argue that they're protecting their investment without realizing that they're denying access of affordable housing to others.
80	Maybe have a program that allows for a person renting to move into an ownership situation of another unit? i.e. hard to purchase a place when you're already paying rent
81	Because there is never enough room for me to write what I want to say, I am having a very difficult time supporting more housing when we are not addressing the infrastructure and the demands being placed upon it. For instance as mentioned there are changes in our climate. Homes that are built are struggling to keep up with all the water runoff that exists let alone adding more. In 2019 in January, King's Pond at the corner of Ascot and Queensbury Ave. was within 2 inches of spilling its banks.
82	Rental suites and secondary suites will have unintended consequences as real estate investors see even greater profits from buying up homes. Many actions looking at supporting landlord/tenants are not well suited to the municipality and should be left to private companies and the Province.
83	This is a slippery slope. Current neighbors and home owners would need to approve these changes to their neighborhoods and stratas. Parking needs to be addressed and enforced. Many streets in Victoria are too narrow to allow for the extra parking extra tenants would create.
84	No
85	Stop secondary suites and garden suites. It is changing the fabric of neighbourhood from peaceful to more stressful
86	2.3 A. Not fair with pets to those who have allergies or phobias or afflicted with irresponsible or malicious pet owners or hard to control pets. Same can be said all ways on age -different lifestyles.

<b>87</b>	By laws need to be enforced. Landlords need to be able to get bad renters out.
<b>88</b>	Rural Housing renovations that permit housing footprint into 4 plex housing. One owner occupied and one rental, two unrelated owners.
<b>89</b>	Avoid garden and other rental suites as these lead to problems for neighbours in residential areas.
<b>90</b>	Garden suites should only be approved if neighbours flanking and across from the applicant support the proposal. Otherwise people who are not interested in the increased traffic, parking, and noise are divested of the quietude of their homes. People who build garden suites are not necessarily accommodating ageing parents, but are looking to make a profit then move onto a neighbourhood where they don't have to put up with what they imposed on others.
<b>91</b>	Tenants union. I like the support for tenants here. That's nice.
<b>92</b>	Allowing landlords and tenants to work out solutions without government involvement is best.
<b>93</b>	RTB needs to be upgraded to make a level field between landlords and tenants. Far too lenient on tenants.
<b>94</b>	No low income housing, rentals, garden suites, rooming houses in single family neighborhoods
<b>95</b>	Offer financial incentives to developers to build neighborhood appropriate rental properties.
<b>96</b>	It would be great to see more advertising of these policies to the public within the municipality.
<b>97</b>	This section should have allowed response to each component, i.e. I strongly support some of the components of 1.1 and am not supportive of others.
<b>98</b>	There is a serious lack of suitable family rental options in the regions (3+ bedrooms, 1200+ sq ft). Most rentals also do not allow pets, mostly because they do not have to. That means a family with 2 kids and a dog will have a hard time finding a suitable rental in this market, and most purpose built rentals are 1-2 bedroom condos that are not suitable for a family with multiple children. Policies towards rental housing must be diverse and look for ways to increase the supply of family housing.
<b>99</b>	Should focus on increasing density in mid to high density neighborhoods to keep the environment healthy. If density is to increase in low density areas, should be creating strong environmental policies such as transit and better active transportation corridors (bike lanes and bike paths), tree removal and canopy policies that deter removal of trees. Increasing density in low density neighborhoods just adds huge problems.
<b>100</b>	Saanich ( residence ) should dictate what housing we want and where based on OCP Saanich should invite Developers to submit proposals to meet our needs. Developers should not lead via re-zoning re-shaping our municipality.d not via re-zoning
<b>101</b>	Recognize that requiring very high standards for new construction and yet fighting renovations is an ethically incoherent position. Either everyone deserves safe and up-to-code housing, or don't require such lofty standards for new construction. This causes higher prices for all in the long run. Low income renters should not depend on outdated and unsafe rental stock to make ends meet; renovations of older buildings are both helpful and necessary.
<b>102</b>	I have had nothing but grief over the last33 years from the growing trend of rental units.
<b>103</b>	Stop waging war on the single family home and protect the rights of the people who have invested here. Develop new rental housing in areas that do not detract from single family housing and decrease out property values.

<b>104</b>	Development of Co-ops... Example Champlain Heights in Vancouver
<b>105</b>	Permit suites outside of the Urban Containment Boundary. Saanich is surrounded by urban development.
<b>106</b>	Make it easier for landlords to evict bad tenants will encourage more people to be landlords (ladies)
<b>107</b>	Expand rental options to rural Saanich. If grandfathering in rental suits, them must meet building code standards.
<b>108</b>	I'm not going to rent my place to someone with a pet. We've had thousands of dollars of damage from pets that we had to cover. There are times a tenant would have to move out for renovations. How are you expecting a landlord to cover costs for major upgrades? We can't raise the rent to cover costs. Houses are expensive to run. We're everyday people, not "evil landlords".
<b>109</b>	Explore reasons why persons are without a home, and provide strategies or actions to prevent this from happening. Action before it happens.
<b>110</b>	NOOOOOOO RENT CONTROL
<b>111</b>	With out a discussion of money none of this will occur.
<b>112</b>	The majority of new rental housing needs to be located in areas close to shops and public transit to decrease reliance on cars.
<b>113</b>	Two areas not discussed here but should be is increased density in neighborhoods i.e. allow purpose built apartment buildings and condos in less dense neighborhoods. The second area is short-term rentals which have had a very detrimental affect on the long term rental market. There needs to be policies in place to either replace the removed long term stock or to reduce the allowed short-term rentals. With these, the stock will continue to remain stagnant or grow at too slow a rate to satisfy.
<b>114</b>	Seal a community plan for twenty years. Annual undermining of regulations is unwelcome!
<b>115</b>	Change the zoning for neighbourhoods and heights from 4-6 for multi family
<b>116</b>	I could not support 2.1 because of disagreeing with 2.1 a
<b>117</b>	Increase taxes on vacant homes.
<b>118</b>	You are missing the owner/investor side of the equation. Investment in rental units needs an ROI for units to be built. todays restrictions on rent increaes, rules around development and cost create a negative ROI, which is why no investor will build rental housing. It is bad business today in this province.
<b>119</b>	impact of density on existing home owners, more cars, noise, overall impact on neighbourhoods.
<b>120</b>	With the landlord in mind, I do believe that some restrictions on allowing pets is not unreasonable. Being able to remove a person who is ruining the landlords unit should also be permitted.
<b>121</b>	Quit trying to provide for everyone in our society. It seems like you are only listening to those who agree with our politicians and staff.
<b>122</b>	Provincial tenancy laws are adequate. Saanich needs to stick to municipal level competences and ensure a level playing field of rules for basement suites to larger purpose built apartment buildings. Have a clear 1:1 replacement policy for demolishing rental buildings to conserve supply.



<b>123</b>	Basically, the more rental possibilities there are, the more availability in general, so not sure that specific groups need to be incentivized (unless there are specific accessibility issues, like tax breaks for wheelchair accessibility, for example). As far as renovations go - this is critical; there's a whole financial pathway of absentee landlords, investment properties, empty apartments, bankruptcy loopholes in the broader financial world that needs to be sidestepped.
<b>124</b>	None of these really address the issues. We need more residential space, and these measures only play around the periphery of the problem.
<b>125</b>	If we are going to provide supported and affordable housing it needs to be funded by government.
<b>126</b>	More incentive to renters that dont have cars
<b>127</b>	The neighbourhood is lacking the support services that are missing to improve diversity ie grocery stores geared towards certain ethnic food products, medical services, interpreter etc so they are not traveling downtown or looking to relocate after six months to be with their own community of friends.
<b>128</b>	Be aware, in low density neighbourhoods, of increased traffic... both vehicle and foot
<b>129</b>	2.1 A and the secondary/laneway goals need to be accomplished by banning Single Family Home zoning inside the Urban Containment Boundary. Upzone everything!
<b>130</b>	Again, I am concerned about the density issues that these recommendation imply.
<b>131</b>	2.1 This will provide more rentals, yes, but the cost of rental is driven by the cost of housing so rental prices will still remain extremely high. 2.2 Recommend to discuss this option with UVIC, Comuson etc. This may change or or have some interesting impacts on the student market that 'grab' a lot of the rental areas and because they are individual students, rather than families, they are able to pay higher overall rates. 2.3 There are a lot of different methods out there,don't need anotherone
<b>132</b>	Strategy 2.1 - Explore opportunities to retain the character, look and feel of residential neighbourhoods, while increasing housing supply. Single Family dwelling-look, while accommodating duplexes, triplex and fourplexes. Allow garden suites and secondary suites.
<b>133</b>	I don't know what 2.2E means. Better explanation needed. Unless you tell me HOW you intend to incentivize, or at least give me examples, I cannot say whether I agree or disagree with 2.2A.
<b>134</b>	none
<b>135</b>	incentivize landowners to consider having their properties sold to be developed
<b>136</b>	Review present by-laws as they pertain to delays and costs for new development
<b>137</b>	Upzone single family to apartment density across the city, flood the market with supply of apartments, watch rents decrease. Don't save 'old' apartments, they are dank and nasty buildings.
<b>138</b>	2.3 is a supply issue. Landlords and rental suites aren't a housing strategy
<b>139</b>	2.2F needs to be much stronger: intervention and potential rental assistance to keep tenants in place who are otherwise good tenants but are short on the rent. Landlords would have to use this service before eviction. For 2.3C -- bad idea to force strata owners to allow rentals. This causes so many nightmares ...security issues, improper subletting, noise, lack of respect for the strata owners, etc. Property owners incl. strata owners, should not be forced to rent. Period.
<b>140</b>	2.1 support does not mean I support the building of massive condo/apartment complexes in single family areas.

<b>141</b>	If Saanich is going to increase the number of rental units in low density areas, it needs to address where people will park.
<b>142</b>	Stimulate and stimulate residents' rental demand.
<b>143</b>	my concern is with the BC Tenancy act, it makes it very difficult for a private person to provide rental accommodation on their private property without losing the right to end a tenancy because they simply no longer want to rent part of their home.
<b>144</b>	"development of new rental housing." Likely requires changing land use where development occurs. This comes at a cost to parts of the natural system already pushed to extremes.
<b>145</b>	dense housing, is dense housing. There are areas in Saanich for this purpose. There are also wonderful areas in Saanich that are desirable because they are not part of this "densification" plan.
<b>146</b>	I think that we need to focus on allowing pets of all types into more rental housing. Having a pet as a companion shouldn't be something only the rich can afford because they can afford to buy a house. More pets will end up in shelters, abandoned or worse.
<b>147</b>	Give a timeframe for garden suites in relation to increased housing and rental supply at a specific ratio of housing and rental supply remove the ability for garden suites.(I understand a lot of people won't be able to afford their mortgages)(banks shouldn't give single family homes considering unpermitted rental income. ) (single family areas should be single family right now a mix is fine until supply issues are fixed)
<b>148</b>	The fundamental problem with your housing market is that it's incredibly difficult to actually build a new apartment building. Streamline the development process to build new housing in low-density neighbourhoods.
<b>149</b>	provide more info on municipality's website, more outreach
<b>150</b>	I think the action plan needs to be scaled down . All good talking points but it seems overly complex and ambitious. There value in simplicity. Be clear about where the density will go . Don't use puzzle shapes to carve out you action plan . Make it as clear as day where the density and diversity will go . Vancouver did a good job with this by specifying centres and transit Corridors . In a phased approach you couple add density in other areas too once the centers and corridors were filled up .
<b>151</b>	People who rent are always in a precarious position. They can't put down roots and plan for the future. Rental only buildings and safeguards for renters may help this.
<b>152</b>	This is also a partnership issue with province and feds
<b>153</b>	Not sure if this fits here but I support increased density without substantially altering the character of a neighbourhood with big apartment blocks.
<b>154</b>	I'm not sure.
<b>155</b>	Add an action to work with UBCM and the Province to eliminate age, family status and rental discrimination currently permitted in strata properties. That will open up new housing ownership and rental options for young families. Eg no longer permit "45+ only", or "no rentals"
<b>156</b>	Tenant protection - ensuring tenants aren't "forced" to choose housing that is unkept/unsafe/against code provided by a landlord/slumlord/ landlord that is not local. Protect tenants so if they request their rental unit is brought to code, that they won't be evicted or charged high rent or displaced. Set up monitoring and reporting systems and enforcement to tackle landlords who operate illegally and put tenants and vulnerable populations at risk. Enforcement is huge.

<b>157</b>	Purpose-build rental housing in Saanich and Greater Victoria as a whole must increase. Developers putting X number of dollars towards rental housing when they build market housing no longer cuts it. Developers are currently making huge profits on market housing while putting in the bare minimum to ensure communities are set up for success. Make low-income rental units mandatory in all market housing condos/apartments or a significantly higher % of profits for a condo must go to rental housing.
<b>158</b>	most of this survey is heavy slanted to reducing barriers to housing construction which does not mention the preservation of safety and character of existing neighbourhoods
<b>159</b>	Both landlords and tenants need to be equally and fairly supported.
<b>160</b>	Stop speculation and non-resident, for profit, investment in housing and let the market price itself where it should be. Don't incentivize because the speculators will simply take advantage of that too.
<b>161</b>	Reduce property taxes and government.
<b>162</b>	again- wonderful goals- it is too bad that for most , incentives mean how much \$\$ am i going to get?
<b>163</b>	Do not need both garden suites and secondary suites on a residential lot especially when the owner is not required to live there. Parking issue once again and loss of potential green space. What about food security and having space for people to actually garden. A garden suite is an oxymoron...no garden will exist if there is a house on it and a parking pad.
<b>164</b>	A bunch of drug dealers lived at the corner of Blair and Birchwood for over six months before the by law enforcement officers would actually do anything. In order to get them to do anything I had to email all counsel to get any action. It didn't matter that they had 15 unrelated individuals living in a three-bedroom house and renting out under the deck even. If you're going to increase the opportunities for rentals and sandwich then you also need to include money for enforcement of in fractions
<b>165</b>	Work more closely with landlord associations and condo boards to gain support and work out doable policies based on fairness but obtaining an improvement in current systems
<b>166</b>	Relax building codes for rental suites. Nothing safety orientated like fire separation, but the height of beams etc. I don't know how many times I've renovated basements and a big cost is raising beams to attain code compliance for height. Or door heights in 100 year old houses for example. Suites should have hardwired smoke alarms, proper fire ratings etc, window size etc but there are quite a few little things that could make many more suites legal and taxable.
<b>167</b>	Housing market will always dictate rental costs. Working to legalize suites will help create stock.
<b>168</b>	no garden suites or rentals unless home owner lives on the property
<b>169</b>	Simple enforce our laws already passed and paid for by the taxes.
<b>170</b>	When increasing density in neighbourhoods, please insure that there is available parking and transit.
<b>171</b>	Where are the rights of property owners being addressed. People in the community who work hard and pay a lot of taxes to live in a selected neighbourhood should not have their property value, safety and quality of life reduced by the government putting up a bunch of supported living properties. How about the government address the route of homelessness - drug addiction and mental health. Establish institutions that take care of those problems.
<b>172</b>	Municipal tax breaks for owners of houses with secondary suites that are rented long term.

<b>173</b>	Strategies/actions cover everything!
<b>174</b>	Allow tiny homes and secondary suites
<b>175</b>	Pre-zoning is an excellent strategy to increase density where appropriate, however the lift in the land value resulting from the pre-zoning should not be a windfall for current owners. Much of the land lift should be captured by government to support community amenities or other services. Also, to take advantage of pre-zoning, any building should be exemplary, meeting Passive House operating performance, minimizing embodied carbon and generating on site energy - that opportunity exists..
<b>176</b>	Restrictions related to children - many supportive housing initiatives limit 1 child/bedroom
<b>177</b>	Parking in RS zones is already a huge problem. Densification must address this.
<b>178</b>	Saanich is losing millions of \$ by not taxing seconds suites. These landlords consume an extra demand on Saanich resources but do not pay a cent extra in taxes
<b>179</b>	Green space has to be preserved as a priority. Also, parking on low density streets is always pushed to the limit if you allow more rental/secondary suites...please consider how to address that if you do increase housing diversity in low density areas.
<b>180</b>	It's all fine and dandy to make more rental spaces but if a one bedroom suite still cost over \$1200 a month then more rental spaces isn't the problem.
<b>181</b>	Garden suites arent going to solve this. Allow for gentle density everywhere now.
<b>182</b>	No Comment
<b>183</b>	basement suites should be left alone. the way it is if there is a problem, then it can be addressed. If you make them more legal, that will cease to be an answer. they are there, leave them be. People are never going to "opt" to legalize an existing suite because they will run into problems with bylaws. Nor do many want to have to declare the rent they take in.
<b>184</b>	Ban AirBNB from greater victoria. This drives up rents for local residents. Reduces available rentals. 2 bedroom rentals have increased in past 5 years from 1200 to 1800 per month. Wages have not increased. You must do something to stop this exponential growth of monthly rental fees. Its unsustainable. And victoria is now like vancouver. Unliveable for renters because the cost is too high vs their wages. And the rentals are not properly maintained because there are so few rentals.
<b>185</b>	The trained workers to provide support services
<b>186</b>	Find out if complaints are legit before you ruin someones life <span style="background-color: black; color: black;">[REDACTED]</span>
<b>187</b>	The South Island is expensive. More effort should be made to explore housing options in less expensive communities in the mid island.
<b>188</b>	Double-barrelled questions subject to interpretive discretion
<b>189</b>	Less talk and more action
<b>190</b>	?
<b>191</b>	Sorry that Saanich is missing the point by allowing of destruction of neighbourhoods by excessive density and parking. It looks cheap and tawdry where there is no parking in a neighbourhood and nowhere for a guest to visit one's own home. Like it or not, people still want cars.

192	Get rid of single family housing zoning. It has a racist history. Also, get rid of the unrelated adult occupancy restriction.
193	Regulations for suites, proper ceiling height, adequate natural light, proper appliances, plumbing outdoor space, value for money.
194	Beware of the slippery slope; non-committed renters and exploitive landlords. Pay careful attention to important secondary issues such as tenant parking.
195	make sure family sizes/income also take into account the amount of adults. Single parents do not have the support/income earning capabilities of a two parent family. ie a two parent family of three with one income/one stay at home parent at 30,000 has a lot less expenses than a single parent family with two children making the same amount who has to hire childcare to be able to work but they are both given the same support in all areas.
196	2.3 - Municipal government should not be involved in operations or policy-setting for Landlords and Tenants. Those are the purview of the BC Government under the Residential Tenancy Branch and BC Housing. Operating a central housing registry is a waste of resources. It duplicates what housing support workers at various agencies already do. BC Housing has a registry and private landlords need to be able to advertise online where they feel comfortable.
197	N/a
198	So many "illegal" suites are being rented. Allow regulation for the inevitable and include illegal suites in your protections
199	protect greenspace too. have minimum lot size to develop secondary suites so landscape is also protected
200	Explore dispute resolution options and potential for whistle-blower options to report abusive landlords without endangering future housing access (one bad review can kill your chances of renting again. An official whistle-blower status might help mitigate that)
201	Low density neighbourhoods are the wrong place to develop rental housing. How will all these renters get to work and grocery store? Rental buildings need to be built where the shops and public transit is easily accessible to encourage walking, biking and public transportation. The more rules you make about rentals, the more landlords will stop renting out basement suites and rooms. It's happened in other cities.
202	For 2.1, I would like to see houses with suites and garden suites be owner occupied or at least have a limit on how many per street or block. If a street has a high proportion of renters there can be issues with property upkeep, lack of community etc. For 2.3, having at one time lived in a condo, renters caused nothing but trouble. I would have a hard time agreeing to making condo building rent out more suites. Better to have purpose built rentals.
203	2.3 C would be exceptional, and I would absolutely love to have it; however, where would that money be coming from?
204	More universally-accessible housing is desperately needed for those with physical disabilities. Universal design (accessibility in the physical design sense) needs to be a priority since it is very difficult for a person requiring the use of a wheelchair, for example, to find "accessible" rental housing. And reducing barriers to renters in new strata developments, such as addressing restrictions related to pets and rentals is not desirable - some people need to know there will be no pets allowed
205	2.1. When council passed garden suites it was promised and according to the voting that one single family home could not have both a suite and a garden suite. Very difficult to have any trust with what council votes and promised only to see this item back on the front burner.
206	Yes. Intelligent design that incorporates tall trees on the west side and green areas.

<b>207</b>	2.1 I am hesitant to support this as there are already many rental options available that are completely unlivable. Things like garden sheds and garages. These are bad options that only benefit landlords. 2.3 the emphasis should be on supporting tenants as they are more at risk of Homelessness. Landlords have power over tenants, this should attempt to equalize the playing field by either giving tenants more bargaining power, limiting landlord eviction powers, or introducing a competitive alter
<b>208</b>	Allow the market to develop housing as needed through zoning bylaw enhancements to SFD lots.
<b>209</b>	Maybe more advocacy programs
<b>210</b>	Don't feel garden suites help the rental market although secondary suites in existing housing does.
<b>211</b>	Allow garden suites (or other secondary residences) in ALL RS zoned properties (not just within the urban containment boundry). Reduced property tax on rental building where the average rent charged is below the median rent published by CMHC.
<b>212</b>	I want people to own homes. I don't really see rentals as ideal homes for people. I feel people deserve ownership in there community. Some housing problems I think are larger then municipal govt's but they can lobby for their people.
<b>213</b>	Why is rural left out of this? All residential and rental building limits on rural or ALR land should be based on total building footprint and not on only allowing one residential home. For example on ALR land I can only have one house that could potentially have a single family house with a 10000sqft footprint. The same property should be able to have as many homes as the owner wants as long as it doesnt exceed a 10000sqft total footprint for example.
<b>214</b>	There should be a way to screen out bad landlords, as they hold an imbalance of power/authority.
<b>215</b>	Support partnerships for increased housing for the disabled and long term care.
<b>216</b>	Programs such as Landlord BC to educate landlords and tenants could possibly be mandatory with licensing?
<b>217</b>	Landlords must pay the full cost of servicing rental units and tennants including garbage collection, recycling, parking transprotation infrastructure. A baseline for the number of rental units that are sustainable within a community is needed ded
<b>218</b>	Develop new approaches to support multi generational housing
<b>219</b>	Stop trying to control market. People should not expect to live wherever they want—they need to live where they can afford first
<b>220</b>	Preserving existing rental housing and promoting new rental housing stock is positive, but none of this matters if rents remain as high as it currently is.
<b>221</b>	questions 9-11 are to broadly worded to be answered
<b>222</b>	Mitigate the problems caused by lousy landlords and terrible tenants. A more proactive agency of support.
<b>223</b>	There is no need to expand accessibility to rental. Rental is the only option for Victoria's young and vulnerable- We need access to opportunities to invest in our surroundings and cultivate our own properties and communities instead of funneling half our income into the savings accounts of our landlords while we fight for the overpriced scraps on the market.
<b>224</b>	Some is not in municipal ambit of authority. Stick to what Saanich can realistically do.



<b>225</b>	No
<b>226</b>	Tenants and landlords have competing interests when it comes to affordability- you can't support them both.
<b>227</b>	This is already happening in my neighborhood, there are rentals and garden suites, and NO PARKING. Plus, all available lawn is almost completely paved. SAANICH must increase the amount of remaining green space
<b>228</b>	I cannot support 2.1 unless associated issues that arise are addressed (parking, neighbour issues, etc). I also think the focus should be on supporting illegal sites to conform to building code and become legal suites. Legal rental suites are much more appealing and safe to renters, owners and buyers and there are so many illegal suites in Saanich
<b>229</b>	Areas such as Broadmead have been excluded from secondary suites and garden suites based on the existence of a covenant between neighbours. Why is Saanich standing behind a civil covenant and protecting this area from sensitive infill and rental opportunities?
<b>230</b>	Again, nice words, who wouldn't support this?? And how long will it take to move us to reality/action?
<b>231</b>	30% of our community members rent and will never be able to afford their own property therefore they should be able to live with security and dignity.
<b>232</b>	There's enough vacant housing to house everybody now. We need vacancy control, rent rollback and rent control before any other policy.
<b>233</b>	Strategic zoning and increased density.
<b>234</b>	Viha has little interest in supported housing
<b>235</b>	Ensure the preservation of communities unique aspects and acknowledge that renters do not have an investment to protect. Limit nonresident ownership.
<b>236</b>	market is the best force to solve the housing issue, by enabling developers, lowering the barrier and less competition by government, private party can solve the housing issues. Reduce their taxes don't make it hard for them to build. work with developers not against them. saanich is notorious for their rigid, archaic policy.
<b>237</b>	Too many options to be included in single questions
<b>238</b>	2.1 Many residents in low density neighborhoods are there for the extra space around them required for peace and privacy. This will be lost if garden suites are allowed to be built in existing yards. I do not support this concept.
<b>239</b>	Lowering rents and supports for people in need
<b>240</b>	Pets must be included, with restrictions to sizes and how many etc. Currently there are no rent increases until the end of the year, when you will see substantial increases across the board which will make more unaffordable than it is now. The suites on private property would have to be under rental control so that as you say no renovations.
<b>241</b>	I think we need to be very careful about allowing density anywhere, density needs to be centralized with amenities included (parks, playgrounds, etc).
<b>242</b>	Renting a home is unethical. Every human has a right to exist on this planet. Capitalism has ruined that balance. I will expand on this if the survey provides an opportunity later. But as for 2.2F no property owner should be allowed to displace a renter by making changes that are allowed to be deferred by higher rent upon completion. I live in a 3-story walk-up that had units for \$700/mo. The building was sold for \$1M and everyone kicked out. The rents went to \$1400/mo which no one could afford.

243	Enforce tenant rights. Rent to own is preferable as it gives dignity to individuals rather than the insecurity of generation rent (many young people today)
244	"explore a regional...." is not a commitment, update to stronger term as in other points. Same with "Examine".
245	T.H.O.W.
246	I think building new rental is really critical, a distinct issue from freeing access to existing stock.
247	I live in an area close to U of Vic. Clearly student housing is an issue, not well addressed. Most students and lower income people must share rental accommodation. However, current bylaws make this type of sharing difficult.
248	I do not support BOTH "a Garden Suite and Secondary Suite" on a single residential property. With respect to 2.3, I do not feel people have the right to own a pet (service animals excluded, but not Emotional Support Animals), if pets were removed from 2.3 A then I would support this option.
249	Landlords should require education of the job and/or a license to become a good "qualified" landlord.
250	Co-op housing options and other strategies to give people a sense of 'ownership' of their housing even if only renting. Action item 2.1B will allow slumlord type housing to increase once owners no longer live in homes with secondary/garden suites.in
251	Do not restrict private property rights. Let the market dictate what is in demand or available.
252	Single family zoning should be abolished. All neighborhoods should be allowed and encouraged to have multiple households per lot. New builds of single family housing should be illegal anywhere within the urban containment.
253	no
254	Rezoning and/or secondary residence need to be allowed.
255	Regulate rentals. Seriously. A bank won't give me \$3000 monthly mortgage even with my 10% downpayment but a landlord will gladly charge me the same (or more!) and there isn't a thing I can do about this. I am paying my landlords mortgage and he is living off the rest of my payments. We need government help to break this vicious cycle!
256	Rental housing is the issue, not the solution. More rentals at a certain price reinforce market values rather than lower due to reduced need
257	Many of your questions are so vague I have no idea what I would be agreeing to. Example Tools?
258	Having a cap on how much rent would be contributing to a mortgage. If the rent is comparable to a mortgage, it's way to expensive
259	Update the following policy: The property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence. This should be updated to reflect other urban areas such as Victoria. Home owners should be allowed to rent more than one suite in their homes.
260	Everyone in the gateway area knows which houses are already allowed to have 300 sq ft "prayer houses" (AKA illegal rentals along with several apartments in one big house)
261	Can you deal with the issue of greed? There needs to be a cap on rents, like the rent can't be more than 30% of the mortgage cost, for example



<b>262</b>	Look at policies from the 50's to 70's which encouraged development of affordable housing and were phased out and look at more townhouse developments, which are versatile, compact homes for families and singles alike
<b>263</b>	Ensure there are conditions in place to make development of rental housing attractive to developers.
<b>264</b>	You must put in place Vacation Rental policies / restrictions. eg. Allow people to rent out their own home for a month a year (giving them financial support to take a vacation) but only allow other short term rentals for those with special licence.
<b>265</b>	Again, parking is not mentioned as an existing issue to be addressed. Throughout Saanich cars are parked all over yards and boulevards because there is not enough parking available for renters or owners. Maybe each property should have a maximum number of vehicles allowed?
<b>266</b>	again question presumes answer you are already going to implement
<b>267</b>	Be extremely careful with your use of RRTZ. Understand the economic impacts on property and financing.
<b>268</b>	Abolish rent controls and let the market decide.
<b>269</b>	Have landlords give a [REDACTED] about their bushes so you're not walking on the road
<b>270</b>	Landlords are already pinned by bureaucracy - no, I am not one.
<b>271</b>	More online communication
<b>272</b>	Strongly object to strategy 2.1 for many reasons, including changing streets into parking lots with that many different households on one "single family" property. In Saanich the average is one car per person, if our goal perhaps to have fewer cars, but electric cars are coming more and more, and we should not try to force re-engineering of existing neighbourhoods in this way. Look at areas near UVic where streets are full of residential cars. At least limit # of cars per property.
<b>273</b>	Reducing zoning restrictions and ignoring NIMBYs to allow for more rental stock is the most important thing.
<b>274</b>	Don't make it prohibitive for people to be landlords.
<b>275</b>	Don't create policy to get in the way of increased density in areas where density should be built by placing barrier protecting old apartments that are past their prime and could be redeveloped increasing the density with minimal impact. If this section is done wrong it could make the problem worse. Protecting rental housing sounds good but could in fact have the opposite effect of what you are trying to accomplish by slowing down and or stopping development.
<b>276</b>	A regional pool of rentals/leases need to be placed on one list with major supportive housing agencies drawing from this list to address the biggest needs.
<b>277</b>	Develop a strategy to legalise the illegal suites in the community so that they meet code, meet neighbourhood plan requirements and support the increased need for infrastructure for increased density in neighbourhoods (like addressing parking, recreation, parks and libraries to support more people living here).
<b>278</b>	I am not very supportive of 2.1. Regarding rental opportunities, the focus should be on condo development as house landlords more often take advantage of tenants. Less protection for tenants in in-house suite rentals than in apartments.
<b>279</b>	Something in place to protect landlords and tenants during a pandemic

<b>280</b>	the municipality does not have the right to determine strata regulations 2.3A. this item should be changed.
<b>281</b>	Perhaps in addition to encouraging a secondary garden suite (most homes have illegal suites), Saanich could lower the minimum parcel size requirement in the bylaws and designate small parcel zones to allow lower-income individuals to purchase smaller properties. Perhaps the idea of tiny homes and tiny lots is worth investigating on a given zone to allow for an increase in density without building apartments.
<b>282</b>	Less barriers for potential landlords to rent out a basement suite or Laneway house.
<b>283</b>	More residential zoning on top of commercial spaces
<b>284</b>	Special policies on pet rental/renting. This is a huge barrier for renters
<b>285</b>	Once again, in our Saanich neighborhood, almost every house has an extra suite. Victoria is expensive and it makes sense for home owners to have supplemental income to support a large mortgage. However to go ahead and allow additional high density projects into a neighborhood that is already struggling with where to park and high traffic is unrealistic.
<b>286</b>	Thinking about the safety when wanting to create more diversity
<b>287</b>	Why is the idea of garden suites good? They induce people to buy a house they cannot afford on the premise the tenants will pay for the investment while the neighborhood deteriorates and the yards are neglected. I have I live next to a few rental houses and am wondering why I garden when I am surrounded by weeds from uncaring rental people.
<b>288</b>	All of these statements are designed to support an initiative that is going to be a disaster. You lump some positives in with bad strategies which is a poor survey
<b>289</b>	All activities must be developed in concert with all regional, provincial and federal partnerships. This is a primary reason for merging and integrating.
<b>290</b>	Build housing for people making 100k. That is housing that cost 300 to 400. That is the traditional price not the crazy market prices
<b>291</b>	Developers building new buildings need to have restrictions on how much they can charge. The new buildings in the area have drove prices up not decreased
<b>292</b>	Saanich must take responsibility for ensuring all current & future rental properties are licensed - - and pay appropriate taxes -- before I approve any more densification strategy. There is absolutely NO WAY I will support both garden suites & secondary suites on a single property. I also will not support any multiple dwelling buildings on former single residential properties.
<b>293</b>	none
<b>294</b>	Density is a big issue in the 'Urban Containment Boundary'. Parked cars fill the street I live on. A serious social divide is created when you pack the less wealthy within the 'boundary' while the wealthy enjoy their estates a short distance north.
<b>295</b>	Enforce existing bylaws associated with existing illegal secondary suites and garden suites.
<b>296</b>	revitalization tax exemptions for rental properties both newly developed and existing
<b>297</b>	I think private landlords need more support in managing rental properties. More access to legal advice as well as help with day-to-day management might motivate more people to rent out space that they have available. Central database is a FANTASTIC idea, maybe even looking at how and why AirBnB is successful and what kind of online portal would help incentivize landlords.

<b>298</b>	the municipality obtained support for garden suites by promising there would not be both garden suites and rental suites on one property. To change this now leads to a loss of faith.
<b>299</b>	A lot of people I know with suites chose to purchase their home with the purpose of profiting off the suite. "I can use the suite income to pay my mortgage" is an invitation for unaffordable rental prices. We should address that somehow.
<b>300</b>	Change zoning to allow "missing middle" housing i.e. duplex/triplex/low-rise apartments in residential neighbourhoods, instead of having to fight NIMBY resistance to anything but SFH builds
<b>301</b>	Establish perfect house rental platform information, let more people rent and rent houses.
<b>302</b>	N/A
<b>303</b>	We live next door to a high density rental house, currently with 9 unrelated adult tenants. Essentially a rooming house without a live-in owner. It is messy, smelly and noisy. This is not the Saanich I grew up in or want to live in.
<b>304</b>	There should be incentives that will dramatically call for the redevelopment of rental housing in too much more dense development and meeting the present day environmental standards.
<b>305</b>	Promote more density around the existing village centers to increase supply of rental (and other) housing. It seems many more housing units are needed for a growing population, and suites won't provide enough supply. Quality of life is better closer to community centers as there are more services and amenities available.
<b>306</b>	Your question for 2.1 doesn't reflect the recommendation action. So it's misleading
<b>307</b>	While it is a worthy goal to secure affordable, safe, dignified rental accommodation, we need to recognize that there are unscrupulous landlords, domestic and offshore, who exploit our goodness and grow rich on it without paying their due share of costs for services used by tenants and by avoiding paying taxes on rental income (e.g., cash transactions with no written records).
<b>308</b>	Help to Buy schemes are way better than just providing rental properties
<b>309</b>	provincial legislation and support
<b>310</b>	In house suites and garden suites should be encouraged for rural areas as well as within the UCB especially for extended family or farm workers - similar rules as for UCB.
<b>311</b>	Ban the restriction on pets altogether. It works in Ontario.
<b>312</b>	Add 2.2 G-Encourage existing Multi family buildings to double no. of units by expanding up/and or out to max.capacity
<b>313</b>	These recommendations are all intended to "Support the retention, revitalization, and development of rental stock." Where is the retention, revitalization and maintenance of home ownership addressed?
<b>314</b>	There needs to be greater protections for tenants.
<b>315</b>	Be very careful about expanding housing in low density communities. I live next door to a property with a rental suite. When this suite was occupied by a single parent and child there were no problems. Now it is rented to at least four students and the owner has renovated the basement to add even more bedrooms for students. This is a big problem for the neighbourhood which Bylaw staff seem unwilling or unable to address. Addition of a garden suite would compound the problem

<b>316</b>	Improve the missing middle - rental accommodation suited to young families.
<b>317</b>	2.3C I do not agree with incentives to landlords unless specified. I agree with 2.1B to promote ground-oriented housing especially for families but feel homeowners should live on site.
<b>318</b>	Focus rental housing zoning on blocks with majority existing purpose-built rental. Prevents sale and conversion to condo. Landlords could be provided with density such as 3 floors on top of existing 3-storey (without renovations), also enabling seismic and energy upgrades and installation of sprinklers. Establish fund to compensate non-rental owners at time of sale due to price differential in rental zoning.
<b>319</b>	yes Concentrate on only what the municipality can do lobby provincial Gov to change policies
<b>320</b>	Garden suites and secondary suites SHOULD NOT be allowed on the same property. That is what you heard during the consultation feedback with the garden suites and the fact you would consider it now against all the feedback from residents is repulsive. Take a look at the areas where these are allowed and the associated problems in the neighbourhood is now causing. Give your heads a shake!
<b>321</b>	Again, there is an absence of any kind of lense from rural saanich. Garden suites could easily be implemented in rural saanich and immediately increase the rental supply with minimal impact on infrastructure given most of these properties are run on privately owned systems.
<b>322</b>	2.1 is a licence for SLUM LANDLORDS - get rid of this - seriously !
<b>323</b>	Too much emphasis on tenants rights and not enough on landlord rights. Landlords risk their huge investments with little protection or incentive.
<b>324</b>	Reduce development fees & other development costs .Municipal employees ' should ' be encouraged to seek practical advice from our landlords, property owners, construction & building professionals whoa re skilled and experienced in housing sDevelopment & construction professionals and property owners d respect. incentivize
<b>325</b>	It is ok to have low density neighbourhoods. They are not evil.
<b>326</b>	Landlords need to retain some control over their property and rental options while protecting renters
<b>327</b>	Get rid of age restrictions on housing. It should be illigal as is discriminatory. There are many affordable 55+ buildings yet almost nothing for families or younger people. The elderly already have an economic advantage, while the future becomes more and more bleak for the young. Additionally, do not attempt to "fix" this problem by urging young people and families to live in disgracefully small accomodations - accomodations that the elderly would have never tolerated themselves.
<b>328</b>	Addressing the borrowing and development costs of new housing
<b>329</b>	No need for a municipality to encourage more rental housing.
<b>330</b>	Concerned about "key locations". Should be balance of the spread of low cost housing so districts don't become 'projects'.
<b>331</b>	Easier to establish lane housing and more than one suite in residences
<b>332</b>	I support people being allowed to have rental suites in their own homes, but also recognize the importance of community approval and some semblance of common sense.
<b>333</b>	Greater Victoria is already unaffordable and building a lot of low quality housing won't help the community or reduce home prices.

<b>334</b>	Homelessness is preventable but we need to attend to the underlying root conditions such as trauma, addiction, etc. As such any plan of this nature needs to work in conjunction with other plans for example in the area of public health. If we had more safe supply of drugs it would go a long way towards ending homelessness.
<b>335</b>	Educate/inform tenants of all options open to them to locate and secure affordable rental housing
<b>336</b>	I don't necessarily agree with "Explore a regional approach to create a central rental registry or database" without more details as I've heard of similar (though not municipally funded) programs in other provinces where this can harm tenants. Check out this podcast, Canadaland, and their episode, An App for Landlords to Blacklist Tenants
<b>337</b>	The high volume fight to obtain a rental makes it difficult
<b>338</b>	Institutions that are attracting clientele should also provide their clientele with suitable housing. At present they are not.
<b>339</b>	2.1 More information needed. Traffic and parking continue to be looked at in isolation from housing stock increase. When traffic increase and parking are not dealt with they contribute to neighbourhood concerns. These issues need to be seen as important and truly dealt with.
<b>340</b>	Perhaps something that requires rental properties to be maintained adequately.
<b>341</b>	In my experience Saanich does a poor job at regulating rentals according to existing bylaw. I worry allowing absentee landlords will create more issues. Saanich policy should be to encourage more density on major streets and in village core areas such as Quadra McKenzie.
<b>342</b>	Change the Urban Containment Boundaries where it is clear garden suites and legal suites would work and help with the housing situation!
<b>343</b>	Removing bureaucratic hurdles to increasing density, live in strategy 2.1, seems key.
<b>344</b>	"task force" lol
<b>345</b>	I don't like 2.2 E as it has the potential to ghettoize these areas. Increasing rental stock of all types should not fall on homeowners, it is the governments responsibility to make it happen and to provide incentives and or policies that make it more attractive to developers. Developer wants to build a condo, fine, but they must also build a purpose-built rental apartment first. Permits for any luxury build must be tied to also providing social housing..
<b>346</b>	Ensure that no area in Saanich can continue banning the rental of suites through covenants.
<b>347</b>	THESE STRATEGIES SHOULD ALIGN WITH THE EXISTING OFFICIAL COMMUNITY PLAN.
<b>348</b>	Canada should go the way Switzerland has gone and ban foreign ownership
<b>349</b>	More seniors housing and affordable senior care homes will open up a lot of SFDs I believe. Maybe have some incentive for seniors to give up their large home that they live alone in, and move to a more manageable space. Possibly stop property tax deferring.
<b>350</b>	multi-generational housing design; cluster housing option in rural saanich; land-use planning related to living patterns; e.g. live-work and transportation
<b>351</b>	I don't want too much government regulation or interference. Just get more housing without all of the BS
<b>352</b>	In some cases, tenants could use education in how to get along with other tenants, how to keep a house clean, etc. Landlords would probably allow a greater range of tenants if there were some assurance that the tenants would be taught to be good tenants.

<b>353</b>	Yes as a landlord I think the pendulum has swung so far in the tenants favor a number of my fellow landlords are fed up. Tenants are not held to the same standard as landlords and they are not carrying the burden of being a home owner
<b>354</b>	Permit more legal density/suites/garden suites
<b>355</b>	not sure
<b>356</b>	Stay out of micro managing tenancies. Leave that too the province and the property owners who know what they are doing.
<b>357</b>	Look to increase rental inside existing buildings before adding new buildings to the mix. More people should not always mean more buildings
<b>358</b>	Making sure that rental housing includes viable parking options.
<b>359</b>	Currently some strata councils have bylaws restricting rentals in condos. How big is this issue? Could removing these restrictions open up more rental stock?
<b>360</b>	Affordable rent. Rent prices are getting out of hand. More available rentals should lessen the demand thus affordable rent
<b>361</b>	Housing alone should not drive strategies. Housing is only one component that makes a liveable neighbourhood. Use LAP.
<b>362</b>	2.3.A does not appear to be exclusively related to rental housing
<b>363</b>	affordability is not well identified ... so what determines how much an individual can afford
<b>364</b>	Allow for suites outside of the urban containment zone
<b>365</b>	Let the market do its thing, don't interfere. Yes, suites and garden housing on the same properties should be permitted in all single family zones
<b>366</b>	Rental housing should be located in all areas including Broadmead and Ten Mile Point. However it should be sensitively located as are condominiums on main corridors.
<b>367</b>	there aren't enough specifics in what you are asking me to comment on.
<b>368</b>	Make it as easy as possible to build a lot more rental and you won't need to worry about protecting rental.
<b>369</b>	So many 55+ and 18+ buildings in this town, it boggles the mind! What of our human rights?
<b>370</b>	I am dismayed at the government downloading responsibility to house owner. Thus results in many people who shnever be landlords to become landlords. Makes it harder to require landlords to permit pets.
<b>371</b>	I believe there is a need, in most of the suggested strategies, to address the loss of shade-giving, oxygen-producing trees when giving permission to projects that have Garden suites or lock-off suites. Invariably, every tree and blade of grass is razed to squeeze yet another inch of salable real estate onto a property. Previously lovely, cool and comfortable streets, blocks and neighbourhoods are turned into concrete parking lots for the 6 to 8 cars per property. Climate change?
<b>372</b>	this question is poorly worded and asks for support mutually exclusive policies
<b>373</b>	2.3 We own a condo that we rent out. Our building limits rentals to 10 out of 94 condos in two buildings. We are currently at our maximum rentals so we've been told units will sit empty (if renters leave) until there are less rentals in the building and then they can re-apply to rent their

	unit. This is crazy! Help stop Strata Council's from being overly restrictive about rentals! Don't allow Strata's to be this restrictive.
<b>374</b>	Garden suites should not happen at the expense of biodiversity and green spaces. Tie in native plant gardening to permission to build additional accommodation.
<b>375</b>	People with houses and condos should only become landlords if they truly want to be landlords. Selling houses with "mortgage helper" suites makes people think they can afford more house than they can afford and forces them into the role of landlord. People with space feel pressured into the landlord role, when maintaining a varied and adequate rental stock is the municipality & government responsibility. A lack of lower/middle cost housing with a glut of high-end housing is a municipal FAILURE.
<b>376</b>	We need more density and green spaces connected to these new rental projects. Also in suite washer, dryer hooks ups are essential as more people will be renting in the future and just because someone rents a property does not mean they should have less amenities than someone who owns. No project should be approved without insuite laundry!
<b>377</b>	Make adding a rental suite a requirement for permit to build house over 400m2
<b>378</b>	The root of the problem is sky rocketing housing prices. These are all bandaid solutions for unregulated buying and selling of land and property. I think we need to implement all these suggestions, but also address the originating problems as well.
<b>379</b>	Do NOT proceed with 2.1. A, B,C unless in a few, specific, appropriate contexts. Re: 2.2A and B, this may be OK in parts of Saanich that lend themselves to more rentals (e.g. on major urban corridors) but not on rural land or in quiet, family neighbourhoods. Saanich is not a homogeneous municipality. It includes a diverse range of rural, urban, suburban, and university lands. Beware making blanket policies for all of Saanich.
<b>380</b>	These are provincially legislated items. Perhaps the ONE ACTION should be to collaborate with provincial authorities to ... 2.3A This is provincially legislated under the BC Strata Corporation Act. Which anyone studying housing should know. BS Strata Corporations set their own bylaws. In other words, stay within our own ambit of authority. You're displaying ignorance, I am sorry to say, and it reduces the credibility of the survey, and may even taint it. Very disappointing!
<b>381</b>	Missing the honesty and openness
<b>382</b>	I think these are all great initiatives, but I wonder if you should also update the need to have the home owner live on the property in high density areas. This is not inline with other municipalities.
<b>383</b>	Lower rents
<b>384</b>	pets are family too. saanich could lead here and make it illegal to discriminate on rental housing for pet owners
<b>385</b>	The strategies, actions and questions are not focused enough for a meaningful response; too many "sound-good" words.
<b>386</b>	some current rental apartments in Saanich are old and no longer efficient re heating etc. Build new apartments for current tenants to move into without them being 'renovicted' in the process.
<b>387</b>	- I do support 2.3B this would be good. - No incentives for landlords.
<b>388</b>	Clarify whether 2.1B and 2.1C apply outside the Urban Containment Boundary
<b>389</b>	section 2.2 is all over the map. Can't answer it with so many dischordant strategies. 2.3 - not a municipal area - out of our sandbox.



<b>390</b>	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
<b>391</b>	I like 2.2 a, but feel that 2.2e would be used as a bludgeon by NIMBYS to oppose any rental in areas close to them. Eliminate parking requirements for all housing developments. Let the market determine car parking supply and where necessary, give local community groups the subsidiarity to manage on street parking in areas that become problematic.
<b>392</b>	You should not interfere with how a landlord can or who they should rent to. Non vulnerable people need rentals as much as the vulnerable. People that own rentals need to have the least fettering as possible or people simply won't buy a second property and rent it, then supply will drop. As it is, it is hard to purchase a home in some places in Saanich with plans to rent as it is hard to break even once mortgage, insurance and taxes and paid.
<b>393</b>	The interests of landlords and tenants are diametrically opposed. The landlord wants to rent their land for the largest cost possible, while the tenant wants said land for the least price possible. These two opposing forces can not reach a common ground. We need public housing and rent control run for and by the people to ensure that everyone in Saanich has a place to go home to at the end of the day. Landlords by definition seek to restrict one's human right to shelter
<b>394</b>	Housing for BC residents min of 2 years in province
<b>395</b>	Please don't make it so difficult for a landlord to evict or collect rent money so that all you've done is disincentivized rental options.
<b>396</b>	I'm supportive of strategy 2.1, but I'm not in favour of doing only the proposed sub strategies as they restrict supply and will continue to drive up land prices and protect land for only the wealthiest. These days it's protecting land for the middle class and upper middle class, but in the next generation it'll be the upper middle class and the upper class and one day in the not too distant future, only the wealthiest (see core Vancouver).
<b>397</b>	Rent to own options available
<b>398</b>	Lobby BC government to allow rentals to be marketed thru Real Estate agents as it is permitted in other provinces. One of the greatest barriers to finding a place to rent is the chaotic searching through Facebook, Craigslist, and word of mouth because there is no way to effectively search
<b>399</b>	This is good for the support of tenants. But where is the support for the neighbours and owners whose properties have been devalued or defaced by the renters.
<b>400</b>	Allow larger family size secondary suites (e.g. 3 bedroom). Allow 2 secondary suites in existing homes (not just with coach houses). Encourage secondary suites within walking distance of transit.
<b>401</b>	From a liveability and mobility management perspective, diversity/access efforts should be focussed primarily in high WalkScore/ complete community areas.
<b>402</b>	I think garden suites and other such efforts are fine as long as the footprint on properties is adhered to, and consideration is given to parking and other forms of congestion.
<b>403</b>	Actions around property management companies and landlords. Mandate maximum rent increases, target predatory leases.
<b>404</b>	Not sure!
<b>405</b>	There needs to be an insurance program in place to cover landlords to who property damage and skipped rents.



406	Parking must be considered with these options. Adding suites and rentals to existing homes should include on-site parking. Streets are already overflowing with cars parked forcing the road to be single lane stretches at a time.
407	First, the idea of both a secondary suite and a garden suite on the same property is a non-starter. Two, I strongly oppose the idea of removing the requirement for homeowner to live on site. rs to live on site
408	2.1 is deceptive: there is no reference in the survey to the provisions of 2.1B. This section of the report opens the way for "slumlords". Also, communities accepted the approval of secondary suites and garden suites subject to promised regulations. To change the rules now is a unilateral abrogation of this covenant. 2.3A needs clarification. residents should be able to select the housing that best suits their age and stage of life. What could be the unintended consequences of this?
409	Re: 2.1: Either a garden suite or secondary suite should be allowed, but not both. In neighbourhoods where a few secondary suites exist, some residential streets already look like parking lots. There is often not room for off-street parking for tenants, so they park on the street. Suites, whether garden or secondary, should include the requirement of the owner living on the property and having off-street parking available for all vehicle-owning tenants.
410	Rental housing should be encouraged but do not give developers incentives as they have plenty already from Saanich
411	Again, not very specific. E.g., what would it mean in my neighborhood, which is relatively quiet, has pretty good mature tree cover and semi-natural areas even on private land. I don't want that ruined. Secondly, there is an abysmal lack of information about how many suites (legal or not yet permitted) exist in single family neighborhoods. Where are the data for that?
412	RE: Que 3 Focus Areas -These items are interdependent. Their priority importance will by their vary nature flex with various conditions. There should be no "rating." They are all important.
413	Garden suites are not a long-term solution. It is temporary fix with questions around variances, short term rental Air B&B, privacy and noise issues.
414	Think - there are 4 categories of housing: 1. Expensive 2. Mid-range 3. Low cost 4. Rental ...set your priorities and get on with it. Strategy 3.1 - 3.3: This is gobbledey gook! A mess of ideas! And you are all over the map, this is a hodgepodge of ideas. Use common sense re diversity and supply
415	While I agree that some work can be done to improve rentals, I don't know that this is the central issue facing Saanich housing. I do agree with any steps that can be taken to make it easier to have a rental suite or a garden suite -- create easier opportunities and revenue/income streams on existing properties, rather than expanding further into green spaces.
416	Landlords don't have enough rights for many to consider opening their homes/investments to a variety of people
417	If you think only from a tenant standpoint, they would create unnecessary hassles for landlords and would take undue advantage
418	So this is housing task force for just rental housing? For years, Saanich did not have the foresight to encourage the building of rental housing, looks like the pendulum has now swung to the other extreme. In every local area, a vibrant community is one that has a balance of rental housing, house ownership plus diversity of demographics.
419	Better rights for landlords. Many are apprehensive of renting out properties because tenants always win in court

<b>420</b>	Subsidize rent for disabled individuals as they are not eligible to receive a subsidy through RAP or SAFER and the new program is not providing a subsidy for ALL disabled either!
<b>421</b>	There are properties throughout Saanich with bc hydro towers that could be changed or buried that would then alleviate easements on larger properties. That would allow for garden suites or subdivisions to occur
<b>422</b>	Make tenants and landlords more accountable.
<b>423</b>	Emphasis should be on creating and protecting secure rentals. Things like basement suites do not provide enough security since a renter could find themselves looking for a home if the home owner decides to sell. This is hard on anyone, but especially families (children who have to change schools). So important for so many reasons that people feel they can put down some roots / not be uprooted.
<b>424</b>	Each strategy listed contains within it it's opposite ie support infill housing, and focus on UCB - two entirely separate choices. Almost have-you-stopped-beating-your-wife questions.
<b>425</b>	Maintaining and protecting dedicate affordable rental properties (eg low rise apartment building and townhouses) as rental properties, and building new affordable rentals for lower income and vulnerable people, is essential. This is a far better long-term and satisfactory solution than promoting a haphazardous bandaid approach of garden suites, tiny houses, vacant bedrooms in existing residences etc. (See que 16 for additional response)
<b>426</b>	Place rental housing in areas with existing public transportation and services, as many renters may not own or wish to own a car. Current existing rental housing stock should be retained and maintained, as often these buildings have been strategically located near services and transportation networks! Perhaps planners of old had a better understanding of the situation.
<b>427</b>	The LEGAL secondary suite policy has been unsuccessful and there are no barriers in Saanich - it has already been zoned. Many of the strategies in 2.3 fall outside the jurisdiction of the Municipality. The "housing policy" should not be trying to address the "lack of income policy".

## Focus Areas

### Focus Area 3: Support Housing Diversity and Increase Supply

Work towards achieving a diverse housing supply that meets the needs of current and future residents by expanding housing choices through type, size, tenure, price, and location.

The questions in this section ask about your level of support for the strategies and associated actions provided in the table below.






#### Focus Area 3 Recommend Strategies and Actions

Action Number	Recommended Action
STRATEGY 3.1: Support a diversity of infill housing opportunities and initiatives in Saanich, focusing the increase of housing within the Urban Containment Boundary.	
3.1 A	Identify and develop tools - such as policies, zoning amendments, or design guidelines - to make it easier to building ground oriented infill through a Missing Middle Housing Policy and Zoning Amendments
3.1 B	Amend the Zoning Bylaw or pre-zone to allow ground oriented infill housing such as duplexes, tri-plexes, four-plexes, and townhouses in single family residential areas within the Urban Containment Boundary
3.1 C	Create opportunities for small apartments on single family lots by establishing a new zone. (parallel initiative)
3.1 D	RA (Apartment) Zone - Pursue changes to the RA (Apartment Zone) to increase height and density (in terms of floor area or floor space ratio) in order to increase supply (parallel initiative)
3.1 E	Launch design competitions to create infill prototypes or pilot the development of creative designs and typologies on existing sites to encourage and explore innovative forms of infill.
3.1 F	Review opportunities to develop a Single Detached Dwelling Conversion Policy and other tools that will incentivize conversion of single detached dwellings to multiple units, creating more rental and attainable home ownership.
3.1 G	For single family lots, investigate the feasibility of allowing homeowners to build a garden suite home, stratify it, and sell it to separate owners with intent to provide attainable home ownership and increase housing supply.
STRATEGY 3.2: Ensure new housing adequately meets local needs including those identified in the Housing Needs Report.	
3.2 A	Develop tools to support family-friendly housing, prioritizing housing with a mix of unit sizes for low to moderate income households and single-parent households.
3.2 B	Support housing forms, building design, and tenure models that allow seniors to 'age in place', while maintaining or potentially enhancing community connections and community involvement.

3.2 C	Review and expand adaptable housing design guidelines and investigate other approaches to further support adaptable and universal design in new developments
STRATEGY 3.3: Utilize growth management plans and tools to increase the supply, affordability, and variety of housing options.	
3.3 A	Review and amend the Official Community Plan (OCP) to support the implementation of the Housing Strategy, aligning policies and Development Permit Guidelines with Housing Strategy objectives.
3.3 B	Explore ways to promote non-market housing and the right supply of housing through existing and future plans and polices for local areas, centres, villages and corridors; prioritizing areas with the greatest potential for growth.
3.3 C	Undertake a Land Capacity Analysis supported by market data and other metrics in order to calculate and plan for sufficient land capacity and density to absorb growth and stabilize housing prices.
3.3 D	Utilize 3D adaptive modeling program to visualize and analyze growth scenarios to demonstrate capacity, infrastructure expenses and implications, and redevelopment options. The dynamic and publicly available tool could also be used to support engagement demonstrating potential change and physical build out and calculating housing units that meet Housing Strategy objectives.
3.3 E	Create a University District through a local area plan, area specific plan, or policies to support student housing in and around the university. Work with the University of Victoria to understand student housing needs and collaborate on the development of key housing policies.
3.3 F	Establish an innovation district in a key growth area focused on addressing affordable and diverse house needs through innovative housing forms and offering opportunities to implement alternative techniques to conventional zoning such as performance-based zoning.
3.3 G	Identify areas in rural Saanich, outside the urban containment boundary, where housing opportunities could be expanded while maintaining District goals for the protection of rural agriculture lands and enhancement of food security for current and future generations.

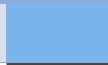
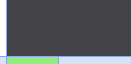



13) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 3.1 Support a diversity of infill housing opportunities and initiatives in Saanich,  
 focusing the increase of housing within the Urban Containment Boundary.

Respondents: 1007

Choice	Percentage	Count	
<b>Strongly Support</b>	36.05%	363	
<b>Support</b>	27.31%	275	
<b>Neutral</b>	12.91%	130	
<b>Not Supportive</b>	11.02%	111	
<b>Strongly Not Supportive</b>	12.71%	128	
<b>Total</b>	100%	1007	


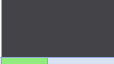



14) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 3.2 Ensure new housing adequately meets local needs including those identified in the  
 Housing Needs Report.

Respondents: 1014

Choice	Percentage	Count	
<b>Strongly Support</b>	33.04%	335	
<b>Support</b>	40.43%	410	
<b>Neutral</b>	16.86%	171	
<b>Not Supportive</b>	5.13%	52	
<b>Strongly Not Supportive</b>	4.54%	46	
<b>Total</b>	100%	1014	

15) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 3.3 Utilize growth management plans and tools to increase the supply, affordability, and variety of housing options.

Respondents: 1009

Choice	Percentage	Count	
<b>Strongly Support</b>	33.10%	334	
<b>Support</b>	37.07%	374	
<b>Neutral</b>	14.97%	151	
<b>Not Supportive</b>	7.63%	77	
<b>Strongly Not Supportive</b>	7.23%	73	
<b>Total</b>	100%	1009	

16) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?

Respondents: 406

#	16) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?
1	All good
2	This strategy reads as allowing developers to buy a property in an existing neighborhood and build something that will negatively affect quality of life. Such as building height as I mentioned in section 1. I believe in this case, current homeowners will sell, developers will buy up those properties, and continue down the streets. We need to keep protection to current neighborhoods from this happening or we are risking swapping one issue for another.
3	3.1C-Define "small apartment"? Should go full rezoning. 3.1D-Maybe to incr height/density in older bldgs-depends on location. 3.1F-Effectively rezoning without rezoning.3.1G-This is "Bait and Switch", so NO! Whole 3.3 section WRONG thinking. Need more space!
4	We need to permanently protect areas outside the urban containment boundary, not sprawl further. Densify and diversify what we have, not grow out. We have already damaged the ecosystems we share the land with enough.
5	Innovation is needed not so much in design (i.e. design competition although this is sexy) but in regulation. Saanich needs to explore the question: how do we incentivize other forms (missing middle) of housing in traditional neighbourhoods to avoid people defaulting to building single family homes because they can't stomach a rezoning process due to the timeframe, the political uncertainty, neighbour pushback, etc. The District needs to approach this methodically. Very careful in rural areas..
6	Support co-op housing
7	Housing should be neighbourhood appropriate without dislodging established legal precedents ruling current residents.

<b>8</b>	I think in some places the urban containment boundary, which was decided 40- 50 years ago is inappropriate. Properties that are environmentally sensitive should be protected but having a line drawn through an area on a map does not make everything on one side need protecting. Also on the otherside of the boundary development near the unstable shoreline is able to go ahead. This doesn't make sense.
<b>9</b>	"Support a diversity of infill" can mean many things: a) encourage carefully planned, fully community-consultative use of local plan and zoning changes to, for example, allow large lots to be subdivided or neighbourhood consistent duplexes to be built in single-family areas or b) bulldoze existing communities and neighbourhoods and say yes to every developer who walks in the door. Here's the thing: I generally support the objectives but HAVE A LOW LEVEL OF TRUST for the Task Force personnel
<b>10</b>	Hoping to see pré zoning officials some of this
<b>11</b>	Develop a strategy to build priority housing such as; affordable rentals and subsidized housing right away. For Saanich to take a lead on building and partnering now and not in ten years.
<b>12</b>	Examine ALR & property adjacent to the UCB if not suitable for farming
<b>13</b>	Rural property should be protected from development. For multi-family dwellings increase height allowance to reduce footprint. Underground parking where ever possible to preserve green spaces
<b>14</b>	This area needs to tie into transportation issues. Parking, driven by lack of ATP and public transit options, will create new problems if in-fill works as hoped.
<b>15</b>	Strongly consider the character of existing neighbourhoods and the existing residents. They moved to the area for a reason. Also, what about existing covenants such as those in Broadmead or on individual developments?
<b>16</b>	Exploring of other housing provision and opportunities outside the UCB; why was it ignored? it is part of Saanich provides housing and many secondary housing and rental options right now; better to at least inventory what is there and the role it can play.
<b>17</b>	Do not allow every medium to larger size lot to be sub divided just to satisfy the greed of the landowner who has purchased the property for its development potential and does not care about the character of the neighbourhood
<b>18</b>	You must admit, Saanich is mired in red tape. What I read above are more studies, more administration. Saanich ought to do less as it demonstrably cannot meet existing demands commensurate with existing housing policy never mind new works. Talk about white elephants. Stop wasting our tax money with more studies resulting in more administration.
<b>19</b>	It would help if you didn't lump all of the choices together. Let us support or disagree with each initiative under each strategy.
<b>20</b>	Victoria will always be expensive and nothing can be done to change this fact.
<b>21</b>	As long as adequate parking is available to all units I would support this.
<b>22</b>	Work with provincial government to build more students hostels in UVIC
<b>23</b>	These are all about destroying open space, they assume we have to pack Saanich full of people and destroy everything that this region has been so desired for.
<b>24</b>	I raised my 2 young children in a 2 bedroom condo in James bay after I lost almost everyone in a divorce and subsequent tax audit. The building had a pool and a gym and was walking distance to grocery and parks and indoor entertainment for young children. It had a laundry room. I would have bought the condo but I eventually found a small affordable house. (Now I have 3

	homes with rental units in each. In an attempt to provide some affordable rental options for a variety of uses.
25	My "Support" reflects an overall view. In Action 3.1 I do not support 3.1B, why have you changed the Survey version from that of the report itself?, the inference I take is that expansion to residential zones is being considered. I do not support 3.1C or 3.1D for reasons I will put forward in regard Focus Area 4
26	Repeat.
27	Forget about the urban containment boundry as it is a fake line that people are going to end up suing you over. Just remove it and judge applications on a case-by-case basis. The urban containment boudary is ALR designated land or should only be as such.
28	Control "nimbyism"
29	Saanich needs to respect the rights of current property owners with regards to allowing higher density townhouse projects in their neighbourhoods. A development program that includes surrounding property owners before developers are allowed to submit proposals requiring large variances should be seriously considered.
30	Ban short-term tourism rentals in Saanich.
31	I do not support very large scale housing development that are within single family areas
32	Please ensure that greater density is offset with nearby and useable green space, pocket parks, etc. Don't "pave paradise" with housing and leave no where to go for quiet contemplation or play. Most infill housing has little or no green space fue to off-street parking needs and what there is is not accessible by the public.
33	Saanich is divided into various sub regions for socio-economic needs and uses. Each solution is not likely compatitable for all sub-regions- so the strategy has to be zone specific- a huge issue will be the rural versus urban values.
34	The elephant in the room: globalization of housing stock. Only residents/citizens of canada ought to be allowed to own property.
35	I think the way this survey is worded is biased to start with and seems to aim for a predetermined outcome.
36	I would have an evidence based best practices on infill policy. Many cities around the world are doing great things. Also, as to zoning, get rid of the parking regulations for secondary suites!! Good grief, not all renters have cars. It creates barriers to secondary suites. I'm not a fan of local area plans from residents associations. I think we would be better served with a cohesive city plan that doesn't play to the wealthy land owning residents and sideline renters (I'm a homeowner in Ten Mi
37	DO NOT encourage development outside the UCB. Student housing is already common near UVic.
38	The current crisis in housing is due in no small part to the attitude of the municipality regarding zoning. Single family homes are mandated by zoning so single family homes are built.
39	Again maintain the UCB. It all becomes highly politicized and political if you open up certain areas outside the UCB for development and not in other areas. I like the 3.1.G initiative.
40	Urban Containment Boundary is a great idea; ensure developers aren't precluded from consultation on that piece as they will understand the impact on their projects that are in the works - or allow for grandfathering.
41	I do not support high density infills as it impacts "liveable" neighbourhoods in a negative way. Increasing student housing on university grounds is important. Stop allowing mega-mansions to



	be built in areas meant for farming. Provide more assistance to small scale farming. In rural areas, not in prime food production areas, allow for more manufactured home parks that provide excellent affordable housing.
42	Lobby to stop immigration nat least until Canada can digest what the government has already done to us
43	Underground Hydro
44	By considering developments of the under-utilized lands. Pre-zoning may be an option.
45	Look at an urban area to establish small houses. Do not put in high-density areas please.
46	OCPs should be updated (with community input) before large changes in development plans are implemented.
47	Allow more infill housing. Relax zoning requirements. I have a 12,000 sq ft house in urban saanich but with zoning laws as they are now, I can't put another small home on it. Neighbours who have applied for rezoning have met with absurd financial burdens so no one else bothers trying. We will sell our property and move to Western Communities
48	Addressing NIMBY behavior... Remove barriers so that mid size buildings can be built... single family or large dense is a reaction to the cost of building for developers. Offer a mid size options for people to live ... Cordova Bay is a great example of years and years to do anything here
49	Again, not just housing, it needs to culture transportation ... if u densify (higher apts) in residential neighbourhoods you are increasing auto use, more trips for groceries, drugs, etc
50	Ensure these efforts are spread equitably throughout the district - that we don't end up with wealthy enclave communities that get to retain their single-family zoning.
51	Ensure alignment to local area plans also
52	Affordability is a shifting metric. New builds claim to have "affordable" units but that \$ is still higher than most people can afford. Poverty is a systemic consequence. Until rents are tied to income (or vice versa) the supply/demand equation will continue to drive prices out of control.
53	Allow the free market to operate properly and the housing issue will resolve itself. eg. current prov laws weigh against landlords and serve as a disincentive to become one- thereby reducing the available stock of rental housing.
54	Maintain livability..not just provide profits for developers.
55	Action 3.3D seems like an expensive and unnecessary tool.
56	No
57	By pausing the LAP updates, Council made it difficult for the neighbourhood and developers. These documents were key to increases to housing supply.
58	resist any push to enable increased height of buildings (e.g. number of storeys in a condo building) as a matter of course
59	The location of all new builds is critical! Although we want to increase affordable housing we should not be destroying the essence of what makes Saanich special. High rise buildings do not add to our neighbourhoods. Many areas already have heavy traffic with so many secondary suites. The proposed rental housing project on McKenzie/Shelbourne is a good example of consideration to height & density while allowing rentals to accomodate affordable housing.
60	3.3G No do not go outside the urban containment boundary to increase the housing supply. Stick to housing inside the UCB.

61	I do not think a university area housing strategy is necessary at this [point. But there is increased communication with Saanich residents about off-campus housing which is badly needed. Also their needs to be MUCH better landlord behaviour near the University and Camosun to attempt to stop outrageous rents in less than adequate rental areas. Like a basement suite with no cooking facilities. How do we rein in Greedy landlords??
62	This whole thing is developer driven and based on a profit model. I would like to see each of these detailed strategies examined against the municipalities environmental policies. These directives will result in no green space at all. We see it already with the garden suite construction and the lot being paved for parking. Not a tree in site.
63	I'm not ready for townhouse complexes in a single family lot. Infills yes (ie duplexes).
64	A very important strategy that needs to be taken seriously by staff and council. No more NIMBY dictatorship.
65	what about the LAP? Strong and clear language is needed about the relationship between OCP and LAP. This would enhance the development process and avoid controversy in the community.
66	Regarding 3.2: One of the best models for family housing is the model used by many universities, with small multifamily units surrounding a central green area for playgrounds, gardens, laundry facilities, etc.; parking is a common lot on the outside. This is a safe, humane model for affordable family housing. A partnership with school districts could support such housing on surplus school grounds, making the schools a community hub. Also co-op family housing is a model that is underutilized.
67	Allow garden suites and coach houses in rural Saanich. Update floor area limit to reflect lot size when a secondary suite is added. The basement floor area/ceiling height limit is out of date.
68	strategy 3.2 and 3.3 needs to include an environmental component. Can we begin persuading developers to consider using recycled construction materials? Perhaps a tax break when you use them, funded by increased taxes on new materials. Waste in the construction industry is HUGE, mainly because it's cheaper to build with new than to recycle. that trend needs to be reversed, it's already happening in Europe.
69	ignore NIMBYs
70	No to increased apartment density. No to changing the existing neighbourhood feel in Saanich.
71	Again too many concepts in one strategy. Some might be ok but others not. Absolutely do not go outside the urban containment boundary. Saanich already has too much sprawl. More thought to the whole community approach is needed.
72	The single older 50+ group is often misplaced into "lower" housing. Provide diverse purchase options, such as lower pricing.
73	Again, not enough room for me to have adequately addressed the last section. I will continue. King's Pind was 2 inches from spilling thousands of gallons of water onto our street. Never in the history of me living at my home since 1984 have I ever witnessed this. The golf course was flooded. The culverts were like raging rivers. So when we talk about increased housing you might start to really look at the capabilities of our own infrastructure. Again not enough room to continue.
74	Wow, these recommendations include seemingly every possible option to increase housing. These are very broad. Dani have would do better to narrow its focus to a few areas rather than try do it all

75	Infill and diverse housing strategies should not be applied universally to all areas of Saanich. Infill and housing diversity should be promoted and concentrated along major thoroughfares and public transit routes. Infill should take place along these growth corridors, and in and around centres and neighbourhood villages. The focus should not be on infilling and changing existing single family areas where an increase in density would be detrimental to the enjoyment of the neighbourhood.
76	The Municipality needs to consider how density impacts the existing neighbors. New houses with suites definitely need to provide on site parking for tenants rather than forcing neighbors to deal with additional cars littering their street.
77	stop ruining existing areas with too much infill and backyard garden homes.
78	I don't believe the council listens to existing owners about their concerns and how their standard of living is being affected.
79	No
80	No to triplexes and four plexes on single family streets
81	Adequate room for trees for buildings and food/flower gardening should be provided for each unit. Very strongly against building outside present urban containment Boundary.
82	It seems Home Depot is holding hostage the Gordon Head area for a development that would improve the community and provide rental housing.
83	Rural Seniors (aging in place) Permit up to two mobile housing Units (Self contained RV's) as housing for temporary use - up to six months for eastern Snowbird accommodation.
84	Infill destroys the character of neighbourhoods. It should not be encouraged.
85	Seriously? Small apartments on single family lots? In whose neighbourhoods? This renders so much else about Council's initiatives suspect. Have someone on committee who supports affordable housing, but who understands that there are a significant percentage of people not interested in having every available lot and green space developed.
86	It would be cool if students could age in place too.
87	Who could be against more housing to meet the needs of the community? Not me.
88	We focus too much on rents in Victoria. Loans to purchase housing must be more effective with 5 % down and monthly payment interest rates related to earnings. No mortgage beyond 40% of net income allowed but then Federal government support for those who don't meet the threshold.
89	This section should have allowed response to each component, i.e. I strongly support some of the components of 1.1 and am not supportive of others.
90	I think agriculture zoning needs to be revisited as well. A lot of the farm land near Blenkinsop and past Cordova Bay into Hunt Road, etc. has basically become estates for the rich. The land itself is barely being used for agriculture. Instead you see massive homes being built where the usable land just becomes a long drive way. I think those that hoard land and fail to use it for its intended purpose should face a massive "housing crisis tax".
91	Livability should be prioritized when looking at infill, garden suites, increasing density. Saanich should not be doing any additional building in rural areas without a strong transportation plan, which it doesn't have. Supply should be increased in areas where higher density is already planned for with a comprehensive transportation, community centres (where growth, retail, coffee shops, parks) and environmental planning approach.

92	Avoid development outside of the UCB if at all possible
93	again within a stratgy their are elemnets i support and elements I strongly oppose ie. 3.3 . 3.3E & F I support but 3.3G I strongly oppose.
94	How does a growth management plan increase the supply of new housing? I think it does the opposite. Give landowners the freedom to develop their lands and supply will not be a problem.
95	It took my whole working career to pay for my home that used to be zoned for single family
96	Saanich has been very good to U vic over the years and has far more effort to accomodate students than U vic. Council should preasure U vic to be more actvie in accmodate their students.
97	Forget about the “ Urban Containment Boundary”. Saanich is surrounded by urban development now. Allow the market to respond to housing demand by reducing barriers to development.
98	Proactive planning on suitable dev sites while maintaining trees. No more blasting/digging big holes in ground.
99	Keep the density and height of buildings in line with the neighbourhood culture. Not in support of permitting sale of small housing to another party, if I am understanding this correctly. These small garden homes, should remain the property of the land owner.
100	I hope that single family dwellings will still be encouraged for families. 3.2A and3.2C might include this item
101	Without an understanding of the sociological foundation of the issues these efforts only address the leaves, not the root of the problem.
102	Do not consider areas outside the Urban containment boundary for further growth. This proves the hollowness of Saanich's claims of environmental stewardship and sustainability.
103	Allow rural areas to build rv parks
104	language too vague...could easily (and undoubtedly) be slanted in complete favour of development and destroy character of existing neighbourhoods ....as we are currently witnessing in Saanich.
105	Allow single family home owners to apply for one year permits to have RV occupancy.
106	Different rules for private vs govt and non-profit entities.
107	n/a
108	These are difficult to answer as there are points that I agree and disagree with in each subsection of the category.
109	There is no specific strategy to reduce/remove red tape. Supply is constrained because it is painful to develop in Saanich. Maybe copy Langford's approach to housing supply. It works.
110	Look outside the urban containment. Especially along the border.
111	Buying up a few homes on a few streets and making apartments near UVic is a great idea! If farm land is not being farmed, why not repurpose it for dense low cost housing? Include allotment gardens in that housing plan and the tenants can grow their own food.
112	You doing infill and putting houses wherever you find a spot. There are zero lot lines and cars line the streets because there is no parking. There is no privacy and no trees. The beauty of the island is being lost in cement and large buildings. Fix what you have now and get rent in line with what people can afford.

<b>113</b>	Strategy 3.1 I think needs caution. I love the idea of small apartment blocks (I live in one) but while I support careful, landscaped density, I am very hesitant about increased height. I know what is allowable varies across the district, so my context is living in an area with 3 stories max. I don't think we should be looking at higher than that if we can help it. Not much higher than the trees is my guideline.
<b>114</b>	the Urban Containment Boundary should be subject to view on a case by case basis as opposed to treating it as the 11th Commandment.
<b>115</b>	Item 14: You can't ensure housing adequately meets local needs if there is not enough housing. These proposals do not allow for enough housing. i.e. they are missing the point.
<b>116</b>	Municipal permits need to be timely and efficient and building approvals streamlined.
<b>117</b>	Consideration of allowing RA - apartment zone, commercial with multi family dwelling or work/live options in addition to multi family dwellings within 500 meters or less of a commercial hub or village center and only if it is on a bus route.
<b>118</b>	The one great thing that makes Saanich great is the suburbs....it is not set up for an intensely densified community unless commercial branches out from the smaller core areas...maybe look at expanding commercial core before looking at densifying more residential
<b>119</b>	Yes I think there is lots of room for improvement. As I have mentioned a couple of times in my comments on this survey I believe that if it is the desire of Council to change the Housing Strategy to accommodate the aforementioned groups of people then the "support services" must be put in place to serve these people or the project will fail! These folks will require "ie refugees-interpreters; medical services; addiction workers; social workers; ethnic grocery stores in other words an entire infra
<b>120</b>	under 3.2A, someone has made a huge assumption that single-parent families ALL need "help" with housing; this is where family science should be utilized
<b>121</b>	Regarding "For single family lots..." - there should be zero single family lots anywhere inside our Urban Containment Boundary. None at all. They're exclusionary and wrong.
<b>122</b>	I am not in support of 3.3G - I think that playing with ALR designations is completely unacceptable to me. Saanich is known for its green space. I cannot condone anything that might diminish or reduce our green space. Too many exceptions have already been made and we are seeing McMansions where agriculture or parks should be the priority.
<b>123</b>	3.1 Designing of these more 'urbanized' areas are very difficult to complete, quick fixes will not help. 3.2
<b>124</b>	You need to define "Missing Middle". 3.1B not clear why the tools you have now are insufficient. No indication of what you mean by "incentivize". Strategy 3.3 makes no mention of community/ community association consultation 3.3C sets unattainable objectives in light of larger macro-economic processes. Assuming the OCP will dictate LAP amendments I am strongly opposed to the "top down" approach of 3.3A. Not wrong to have over-arching community objectives, but the report is myopic when
<b>125</b>	none
<b>126</b>	3.3 not sure what the growth management plans and tools are...
<b>127</b>	Reduce the number of zones and simplify the zoning bylaw. Most single family zones should allow row homes and duplexes by default.
<b>128</b>	Blanket rezoning you multi family and 'by right' subdivision.

129	Small, narrow side streets are inappropriate for multiplex housing. Owner-occupied houses with suites and garden suites, and perhaps in-fill duplexes, are about as much density as these types of streets can handle. as
130	Do not support 3.1 C or D
131	There should be a limit of six storeys high.
132	Personally, I don't think small apartments solve the fundamental problem.
133	I support management plans that take into account the cost of further development to the environment. This seems to have been broadly neglected here.
134	Do not support 3.1G
135	Don't listen to developers who are only after the \$
136	Focus on building communities with access to amenities that allow people to enjoy the outdoors. Also community gardens!
137	This is actually overall quite good; these provisions should be highlighted. Higher density buildings such as fourplexes should be allowed in what is currently single family zoning areas by default, with no rezoning required. By and large, increasing supply will reduce prices. Again, streamlining the development process and eliminating public hearings for things that variances/zoning changes should be added to section 3.1.
138	We live in cadboro bay . When it rains hard the sewage system overflows into the ocean . Adding a bunch of new doors to infrastructure that can't contain the current outflows is concerning to say the least . Simplify the goals and provide clarity and direction. There's should be uniformity in Saanich's messaging to market participants. One village allows density outside a village core while the other on doesn't .
139	I do NOT support large blocks of high rise development, mid rise only in very limited areas.
140	I'm not sure.
141	Do not allow infill ruining greenspace in neighbourhoods. Affordable housing doesn't have to be about building more, but can be about allowing secondary suites and implementing ownership and price caps.
142	Some portions of land are outside of Urban Containment Boundary, but have sewers and are within 5 min walk to high frequency transit. These properties (Royal Oak and Strawberry Vale ) may provide good opportunities for additional housing diversity in these areas.
143	Developments in Saanich seem to be looked at in isolation with little regard to the ripple effect of one decision or setting of precedents. Neighbourhoods and communities must be look at as a whole when approving a development. "Does this neighbourhood already have X number of market condos in it? Then no more; it needs rental housing, or it needs low-income market housing." Otherwise all neighbourhoods within the UCB are just going to become tiny, overpriced condo after condo after condo.
144	Again. survey questions are heavy slanted to reducing barriers to housing construction without addressing climate change issues, environmental protections, quality of life and protections for neighbourhoods and community needs.
145	I think that apartment building s and highrises are not an improvement to the municipality. Some of the apartments being considered are too small. Lowering the bar on life quality.
146	any comprehensive plan for infill housing, garden suites or lock off suites must address parking in affected neighborhoods.

<b>147</b>	Associated transportation and infrastructure studies and resulting plans will be critical to any efforts to increase community density in a sustainable way. Seniors currently living in low density neighborhoods would also benefit from increased access to public transportation and services.
<b>148</b>	Leave the CRD and the don't take responsibility for the problems they cause.
<b>149</b>	again we need some form of concrete action to deal with the high profits in housing and land speculation
<b>150</b>	Keep single residential lots as that- no multi dwellings and no apartments. No university district. No building in rural areas that's a slippery slope even if have regulations. Food security is more important.
<b>151</b>	Look at the United Kingdom and see how when they built huge rental buildings how the whole ambiance of the neighbourhoods went down and they became ghettoized. Understand the social problems that you might be drawing into neighbourhoods by offering low income housing. Co-op housing is a much better alternative
<b>152</b>	Saanich is already too involved in regulation and is a main reason for housing supply problems.
<b>153</b>	Protect existing green spaces and access to nature, including back yards.
<b>154</b>	Make major code changes like Step Code which go beyond BC and National Building Code voluntary and wait for it to be absorbed by the National Code allowing those owners who want to build that way the option but not hammer all houses with an additional \$30k cost
<b>155</b>	I do support easier duplex, townhouse style infill housing, but apartments on single lots?!?! It's lunacy and the greedy developers would love you for it I'm sure! For example the one on Tillicum, 7 stories on a 6500sq lot with zero parking?!?!? Come on, that's just downright ignorant that isn't going to have huge negative effects on the surrounding area.
<b>156</b>	Be mindful of the impact of increased traffic on local infrastructure. This is where cities like Vancouver and Langford have failed.
<b>157</b>	I think more actual action as compared to years of more paid studies
<b>158</b>	no building out UCB, homeowners must live full time on the property with suites
<b>159</b>	Simple, honor free speech and the opportunity to follow one's own dreams and issue not at the cost of others.
<b>160</b>	While support most of 3.1, I do not support the splitting of lots to sell a garden suite.
<b>161</b>	I don't understand why there isn't more of an emphasis on creating affordable living conditions for our seniors. Putting up those types of developments in established neighbourhoods would be so much better for the community than putting up homeless shelters for drug addict's and mentally ill people. Seniors would love to become part of a community whereas those who are struggling in other ways need a different rehabilitation approach. The exiting community should NOT be put in danger.
<b>162</b>	Do NOT expand housing into rural areas. It's a slippery slope.
<b>163</b>	I'm sorry but this has become increasing redundant! I have devoted way too much time trying to help your planning. 20 survey is greatly misleading! And I'm still at 35% of completing this. Sorry I must quit & I'm no
<b>164</b>	Take out the part about amending zoning bylaws. This just silences the voices of people who have a right to affect change in their neighbourhood. While a duplex or triplex wouldn't have much impact on a neighbor, having an entire townhouse complex move in next door changes



	everything. Put the onus on the developer to sell their idea to the neighbors instead of the neighbors having to fight to stop a development from happening.
<b>165</b>	Allow secondary suites and tiny houses
<b>166</b>	Small, stand alone units like garden suites or tiny homes are never affordable relative to suites in larger buildings, so focus on enabling more suites. Also, parking minimums should be eliminated, with on street parking limited and not free. Our neighbourhoods need to be for something other than free car storage.
<b>167</b>	Too many options under each heading. While I support some select points I don't support other. Too much range in options to assign one choice
<b>168</b>	Reduce the number of motor vehicles allowed for any one property.
<b>169</b>	The only reason I put I am not supportive to 3.3 is because of 3.3G. Do not use this housing strategy as an excuse to start infill housing in our agricultural protected areas. Those areas are important for people and wildlife.
<b>170</b>	Will these strategies and actions be changed due to the pandemic?
<b>171</b>	This survey is flawed in that i cant say which sections i dont agree with as they are all lumped together. Should have broken them out as i dont agree with all
<b>172</b>	Not sure this is missing, might be in the details, but offering a "matching" service (clearing house) for younger singles to share housing with older singles not only increases housing but improves community supports. Rent is exchanged for some amount of services.
<b>173</b>	More non-market housing is the only realistic way to bring prices down. Incentives for developers and homeowners to split properties and sell/rent them piecemeal only helps if the new properties aren't monetized for maximum profit. No amount of new \$800,000 townhouses or \$2300/month garden suites will make a dent in the housing crisis.
<b>174</b>	Sect. 3.2: Should focus on ensuring new housing meets future needs as well. A lot of nimbyism when very "local" focused, with the "I got here first" mentality discouraging change quashing growth opportunities and inclusiveness, restricts better change in the long term.
<b>175</b>	build small, simple housing with 3-D technology (build a house in a day). and sell them below cost to low income people. So they have a secure, owned tiny home and tiny property. That they will not be forced out of because rents increase. They will own and feel secure. Developers increase prices for homeowners. Don't sell land to developers. Develop a home building department and build the homes with basic interiors. Build housing on tiny pieces of land the city thinks is too tiny. it's not.
<b>176</b>	3.3F was pretty confusing. What does that MEAN?
<b>177</b>	Not that I know of
<b>178</b>	██████████ destroyed my life and took away my home of 8 years due to a FRAUD complaint
<b>179</b>	Include seniors residential care as more seniors coming from babyboomer generation.
<b>180</b>	Double-barrelled questions subject to interpretive discretion
<b>181</b>	Respect ALR and the need for local food production. Do not turn Saanich into a concrete jungle.
<b>182</b>	Get rid of single family housing zoning. It has a racist history. Also, get rid of the unrelated adult occupancy restriction.
<b>183</b>	All good recomendations but what about inspecting existing stock and bring it up to standard.

<b>184</b>	allow more density for single family lots. Saanich has large lots and lots of available land to build more rental housing on.
<b>185</b>	Greater diversity in housing options, specifically moving away from single-family residences to more multipurpose housing such as row housing (quality row housing).
<b>186</b>	Co living communities with food growing gardens.
<b>187</b>	N/a
<b>188</b>	Making the link between this goal and a more sustainable vibrant Saanich clearer
<b>189</b>	3.1B = Awesome. 3.1C = Terrible idea.
<b>190</b>	Property sizes of homes in Saanich are dwindling but large plots remain. Less focus on division of regular-sized land plots for investors and flippers
<b>191</b>	very concerned about land loss to concrete in current residential areas inside urban containment boundary and effect parking challenges would have on increasing density. Any future development would need to ensure adequate (at least 1 spot per residential unit off road) for multiunit dwellings
<b>192</b>	Honesy impressed with what you are putting forward here. Well thought-out
<b>193</b>	How are seniors supposed to age in place when they will be priced out of the neighbourhood with Land Value Capture taxes for infrastructure they really don't want to see built in their currently peaceful neighbourhoods? Saanich needs to decide if it values housing or the environment. All this development is sure to see the destruction of many trees, as well as contributing to unwanted increases in green house gas emissions associated with all this unnecessary building and transportation.
<b>194</b>	Stricter rules on what infill houses can look like are important. Oak Bay can be overly anal, but at least people have to build structures that are in keeping with the neighbourhood. I don't live around the university, but I suspect people that do would like some consultation thanks to the noise, traffic, destruction of trees and so on. I strongly oppose increased development outside the urban containment boundary. What's the point of having the boundary if you don't respect it?
<b>195</b>	Du-/3-/4-plexes, townhouses or apartments must not be allowed in single family residential areas within UCB. Property owners who purchased houses based on the area always being single family zoning will likely be very negatively affected (shading of vegetable garden, noise pollution, second-hand smoke, etc.) It is not fair to negatively impact other properties that were carefully purchased after ensuring w. Saanich Planning that townhouses/apartments would never be allowed adjacent.
<b>196</b>	A strategy to provide balance between future high density housing and the housing that already exists is completely missing. All of the above ideas are good, in moderation, and yes, we need to share the space. But this plan does not address the impact on current residents, and the potential destruction of the neighbourhoods already in existence.
<b>197</b>	Any housing strategy must include every part of the municipality urban and rural.,Royal Oak, ALR, golf courses,school yards.
<b>198</b>	Infill housing often means paving an entire yard. The wealthy people that can afford to build just want the rental money. Garden suites often destroy entire neighbourhoods.
<b>199</b>	Rent and mortgage should be subsidized by the government. That would help people stay off the street or not put debt from mortgage on their next of kin if one of the main resource providers dies.

<b>200</b>	None missing
<b>201</b>	Must be sensitivity to Local Area Plans
<b>202</b>	Garden suites are not a housing solution. There are a number of excellent co-housing models that are much better at addressing affordability.
<b>203</b>	More ambitious density increases in OCPs. Rezoning applications within the OCP should not require a public hearing or council meeting, just staff approval. Allow single family residential zoned lots to be rezoned to allow fee-simple duplexes without public hearing or council meeting: This should be a simple 'one pager' application reviewed by staff.
<b>204</b>	Growth is inevitable but just make sure their as pretty as Travino (or beyond) and developments add to ease of infrastructure, vs and west shore chaos. Roundabouts for flow. Saanich Pacific Northwest community people are proud to call home.
<b>205</b>	Allow more than one home on rural properties like I said before. Don't limit the number of homes but limit the combined footprint of all homes on a rural property.
<b>206</b>	3.3E A dense, walkable university district with commercial is badly needed and would alleviate housing pressure on Saanich family neighborhoods.
<b>207</b>	Preserve neighborhood feeling buy cautiously approving infill
<b>208</b>	Quit charging for so many "extras" when people build garden suites. A sidewalk in front of one house is stupid and changing run off via expensive rain run off tie in systems often creates more problems than it solves.
<b>209</b>	Find ways to address fears of some current residents about increased population in suites or apartments; perhaps by explaining population needs and income disparity.
<b>210</b>	No further expansion of housing into rural Saanich. Consideration of the impact of densification on long term residents and to their properties is essential
<b>211</b>	Let market dictate what gets built. Look at true costs of increasing density which are being ignored. How are increased infrastructure costs going to be recovered? Tax payers should not subsidize infill and densification
<b>212</b>	A-1 zoned properties in rural saanich under an acre might as well be tested like R zoned properties in urban saanich. They are never going to be used for meaningful agriculture and the trees are in decline and doomed anyway. Might as well use that space for more people to live instead of the trend toward mansions which also destroy the land but without the social benefits.
<b>213</b>	Where is the public engagement process? Many circumstances are different and need individual consideration.
<b>214</b>	again, the survey is unanswerable
<b>215</b>	More municipal/government/non profit rental options
<b>216</b>	Victoria is starved for space, yet our solution seems to be to continue building luxury homes with expansive lawns. We need suburbs of affordable, compact housing accessible by our robust transit system if we want our future generations to fit in this city.
<b>217</b>	Far too sweeping legislative changes. Not a simple matter. There is much that can be done under existing guidelines. 3.3.G unacceptable, it will result in eventual loss of rural areas. Language is ridiculously academic, technical, don't understand it all. You need to simplify it.
<b>218</b>	No

<b>219</b>	Where on earth is this university district going to be? This would most likely affect my neighborhood. You'll push all the families out who don't want the constant parties and pot smoke. And you're going to build apartments on single family lots? And block out the sun? And again, Parking?
<b>220</b>	Housing prices will never stabilize if there is more demand than supply. Supply needs to increase, but in the right areas (eg apartments/multi-family on busy corridors).
<b>221</b>	Land capacity analysis is not worth doing. Better to simply instill housing growth targets for the municipality and embed these targets into plans. Politicians need policy and growth targets in order to support development.
<b>222</b>	3.1 c - NO! 3.1 G - NO!
<b>223</b>	So many words, what's happening right now?
<b>224</b>	If you allow laneway or back yard carriage homes make sure they don't become just another Air B&B!
<b>225</b>	We will not build our way to affordability.
<b>226</b>	While increasing supply, we also need to protect our ecological diversity --- no mention of this important criteria anywhere in report
<b>227</b>	Replace Viha housing management
<b>228</b>	So far saanich hasn't been following community guidelines or their own bylaws in granting huge variances to developers that are proposing inappropriate and unsuitable projects
<b>229</b>	No I filling of existing properties with garden suites.
<b>230</b>	Lowering rents
<b>231</b>	Section 3.2, well done, these are the strategies and actions that will be tantamount, yes the whole package is wonderful, but this section should be posted on a wall as you go through the process to remind you of us.
<b>232</b>	Noise and light pollution decreases mental health. Ensure that a balance is achieved between development and congestion
<b>233</b>	These aspects are essential to a transformative and sustainable strategy in our municipality.
<b>234</b>	Tiny houses on wheels as per Lisa Helps opinion in Mar 2019 article in the times colonist.
<b>235</b>	The biggest problem is that current residents will oppose any plans to increase density when older homes are proposed for demolition and higher density dwellings are planned.
<b>236</b>	I only support modifications to RA with respect to height along major corridors but also taking into account bird migratory flyways. I do not support small apartments on single family lots. In section 3.3, I support creation of a "University District" but do not support many of the other points (e.g., changing the OCP, defacto expansion of the urban containment boundary.
<b>237</b>	Just BEGIN hearing from how many tenants have to move because the need for pest control, molds or roof leak issues are not being addressed by landlords.
<b>238</b>	What is the 'missing middle housing policy'? This term is not well defined. All single family zoning is effectively tri-plex zoned since each lot can have a secondary suite and a garden suite
<b>239</b>	Have more regulations around development constraints so that new developments fit into the community they are being placed in. For instance the big housing development slated for University Heights. it is predominantly a single family home area. If built itvwould add 600 units which would greatly affect traffic and the community nearby. I'm not against some housing on

	that corner of the Shelbourne corridor but more in the range of 200. Plus increase the number of affordable units and rental unit
240	Need more action Amd less studies. You don't need another expensive study to know all this stuff already. Seriously you can just google all of these items.
241	Do not allow parking minimums on any streets that are served by public transit or AAA bike lanes. Housing people is more important than housing cars and forcing the use of transit and active transportation is necessary.
242	no
243	We need Saanich A-1 zoning changed to A-2. Currently, small scale agricultural focused families seeking to property share with other families are locked out of A-1 parcels due to restrictive zoning.
244	Less government involvement
245	The District of Saanich is notorious for creating barriers for affordable housing. Stop trying to promote diverse solutions and allow the ones that have worked in literally every municipality in the world
246	If you are asking me do I support duplexes on city lots, I do. If you are asking me if i support quadraplexes and apartment buildings I don't. Having rooming houses and garden apartments on one lot would be a parking night mare. In addition i think there should only be 2 rental homes on a city bl8ck.
247	Just make sure once you make the new rules that people can't "work around them"
248	Often new supply isn't affordable given construction costs. However it contributes to the affordable supply of housing in the future as it ages and becomes more affordable and this should be considered as overly restrictive policies on requiring affordability elements often unintentionally stifle development and lead to less supply coming to market. Economics 101 tells us the more supply the more affordable it will be, so all supply is helpful.
249	Is there a way to support more on-campus housing for UVic and Camosun. I know they are building some but can there be more built on campus?
250	same as above...you've already decided what you're going to do
251	Staff need to drive around and understand the impacts that occur from properties that are just on the other side of the Urban containment boundary. Open burning, septic fields next to fully developed residential neighbourhoods. Need a transition
252	Let the market rule and get the governments out of sucking blood from developers.
253	Redevelop land so it makes useful lots not half <span style="background-color: black; color: black;">[REDACTED]</span>
254	Keep it within the urban containment boundary, DON'T go rural!
255	3.1 seems to forget that existing residents of neighbourhoods moved there because of the respective neighbourhood. Such a dramatic change, to effectively suddenly just change "single family" zoning to now be multiple residences per lot is very concerning. Reason people moved to single family area in 1st place. There's a reason zoning changes have always had to go to council etc. and be approved with consultation with neighbours each time, as each situation is different. Please NO to this change.
256	Zoning is the best tool to use here.
257	Take it easy on single family lot densification. Can't go back from that

<b>258</b>	Speed up rental housing projects and make the process a faster path promoting this type of building.
<b>259</b>	Every neighborhood has its own character. Some would be better suited to increased or supportive housing requirements. Focusing on areas with social supports and transportation is required.
<b>260</b>	Any changes to the OCP must include feedback and changes from the community at large and not only developers or planners.
<b>261</b>	Take traffic and parking needs into consideration. Do not assume because persons need rental accommodation that they will not need to drive to a job or appointments. Density increase must take into account that residents have friends that will visit. Space inside and out especially during pandemics is necessary. These will be with us for a great deal of time. It is a consideration to take into account to prevent overcrowding.
<b>262</b>	Create diverse types of housing. There is a lack of 2-3 bedroom rental options.
<b>263</b>	We need to protect our Framland, we should not allow zoning changes on such zones. Allow taller building
<b>264</b>	There has to be stronger and more meaningful community engagement to make these feasible plans
<b>265</b>	Again...nothing about the environment. Surprise, surprise...
<b>266</b>	I am all for garden suites where a lot can hold such a space. Once again, what about parking!!!!
<b>267</b>	3.3 C will encourage speculation, drive prices upward; there will NEVER be a stabilization of house prices, and that reference should be removed. 3.3G is too vague to protect our rural lands. Rural Saanich is the obvious available land mass.
<b>268</b>	If densification is to proceed what happens to tree preservations bylaws? Green space and mental health implications should be considered too.
<b>269</b>	Why don't you deal with the issue of parking in all of your suggestions because regardless of housing there is never going to be adequate parking with all owners and tenants thinking street parking is fine even if in front of other homes.
<b>270</b>	This is a poorly designed questionnaire! For strategy 3.1 which has 7 parts to it (A - G) there is one question, and my answers to the 7 components are not the same! Some are good ideas/[ans and some are not, in my opinion. Therefore, I gave the mediocre answer of 'neutral' on Q.13, as you have frustrated me in trying to contribute to your survey.
<b>271</b>	Again some positives mixed in with a disasterous plan
<b>272</b>	So far the Developer is king/queen. Prices are in line with maxing their bottom lines. All activites must be developed in concert with all regional, provincial and federal partnerships. This is a primary reason for mergerging and integrating.
<b>273</b>	Build more coops
<b>274</b>	Need to consider impact of densifying neighborhoods on the neighborhood and lifestyle. Allowing for additional suites and subdivision of lots etc puts a lot of added traffic, parking needs, etc. It also makes having shared public spaces like parks and trails and benches even more important so that people have the space to still enjoy their neighbourhood if they no longer have the extra private property space.
<b>275</b>	Single family homes that are located in the University area, should NOT be used for rentals - parking and transient student populations are very disruptive to neighbourhoods. Saanich needs to preserve green space ( climate change goal - think global/ act local) and respect that

	yards and gardens of single family homes contribute to CO2 reduction. Current infill housing and garden suites and secondary suite rentals are creating unsafe congestion on public streets. Yards are being paved.
276	Why isn't this process being done through an Official Planning Process? Why is Saanich circumventing it?
277	housing has gone too expensive the last few years and helping make sure the price for the housing option is appropriate will be helpful.
278	Strategy 3.3 is a pretty subjective approach but 3.3G is seriously worth considering.
279	Update Local Area Plans so residents can make location and investment decisions based on plans that won't be ignored when temporarily trumped by new priorities over which local governments have limited ability to influence
280	There should not be any housing created on ALR land. This is and will continue to be required for a resilient future.
281	Some indication that Local Area Plans would not be ignored in new housing strategies: neighbourhoods need to be heard from
282	Whoops my comment from the previous section was addressed here :)
283	Relevant departments according to the original family's land proportion, unified arrangement of land to build houses, reasonable use of space.
284	It's a shame the Raymond St development was denied before this initiative was fully formed.
285	Please consider parking issues when increasing density
286	N/a
287	Turning Saanich into a municipality of rooming houses does not make for an attractive place to live. We know - we live next door to one. What's missing is the necessary increase in enforcement of bylaws and increase policing as density increases.
288	I think we need to remember we live on an island and altho' we may want to accommodate all and sundry, we cannot do this and retain what we have here in the way of a healthy environment. The whole Island is undergoing a building frenzy and that in itself begets population growth as people are attracted to jobs in the construction trades. I think we need an Island strategy so we don't end up trashing the whole place.
289	The garden suites, secondary suite and other densification initiatives should be adjusted to become very innovative and provide incentives to make this type of housing happen.
290	Study the Switzerland model of Public Housing!
291	Strategy 3.1 seems overfocused on slicing and dicing single family homes into smaller lots and so forth. This seems like a huge distraction from what is really needed - more and larger medium and large density housing. Saanich needs to grow up - literally! - with more higher story dense developments around villages and a wider range of medium and low density throughout the region.
292	require off street parking for new rental units &/or garden suites
293	This survey is WAY WAY too detailed. I'm stopping now. You also have so many actions under each strategy it is hard to select a level of support when you may only agree with some of them. Also the lack of a random sample makes the results meaningless. This is compounded by the high barrier nature of this "survey" which will filter out all but the most interested.



294	The above strategies and actions are potentially scary. We need a balance between providing affordable housing and maintaining green spaces otherwise we risk "paving Paradise and putting up a parking lot" to paraphrase Joanie Mitchell. Set limitations and boundaries!
295	For 3.3 G - need to consider natural ecosystems in rural areas as well as agricultural areas.
296	Do not develop Saanich rural. Food security and natural habitat most important
297	13) some strategies are a radical change to the character of some neighbourhoods, housing types introduced need to be consistent with the character of the neighbourhood
298	Make UVIC house all students on campus(Who want to live there)This would improve rental availability by hundreds of units.
299	All of 3.1 is too vague because it does not educate the public as to where the increase of housing on single lots would be. -Especially 3.1C. 3.3 is also too broad to agree with all of it. 3.3 E needs to remove "and around the university. " The university needs to develop more housing on site first -and fast.
300	See previous comments about student housing impacts. Increased student housing in the University area will drastically change the single family nature of Gordon Head unless it is accompanied by strong enforcement tools to address issues such as traffic, parking, noise, unkempt property and security for neighbours.
301	Why are single parents and the elderly specifically mentioned in 3.2 but not first time buyers? This is why most of my age group has moved away.
302	Reduce fees (e.g., property transfer tax) for people who want to downsize - encourage them to move into smaller spaces when their kids no longer live at home
303	Neutral with 3.1 because although I agree with 3.1A/B in the report I do not agree with 3.1C/D. Do not agree with amending the OCP 3.3A
304	I am opposed to 3.3G. Rural areas need to remain rural, treed and agricultural. All of this also requires an integrated transportation plan. We need more transit in Cordova Bay and other suburbs. And cycling infrastructure. Only then will density work, as car parking needs will be reduced.
305	Consider demonstration projects on optimal sites such as corner lots to allow larger units
306	Explore ways to remove the urban containment area
307	This is specific to inside the Urban Containment Boundary. As Saanich population grows, more and more people are moving outward into rural communities and urban saanich becomes unattainable due to soaring housing prices. There is no strategy here for Rural Saanich residents.
308	Section 3.1 should be revised - it is a slum landlords charter -it is offensive to long term residents - RETHINK and cut 3.1
309	impossible to increase housing and retain land... do we really want to look like Langford. Absolutely not.
310	Changing the OCP is an expensive and long process. NOT in favour of amending. Thats shows disrespect.
311	Yes! We need infill instead of sprawl and we need the right type of housing, not just condos.
312	All of these sound like busy-work under the guise of creating "affordable housing", just to make current home owners more wealthy by allowing multiple tiny-home style dwellings on one propety.

<b>313</b>	Consideration of automobile population must be part of the plan. Too many streets have vehicles parked on sidewalks.
<b>314</b>	Once zoning bylaws are changed and opened up it becomes an anything goes situation...and again, developers as we have seen in the Camosun/ Jubilee area are building massive townhouse/condo units that are anything but affordable-we need to protect the single family home as well as those who cannot afford to buy one. How can we get those prices down? Restricting house flippers and foreign investors.
<b>315</b>	Identify areas and properties with a variety of housing options
<b>316</b>	Please no more density. If people want to build an apartment building on a 7000 square foot lot, let them do it in Langford.
<b>317</b>	All of these proposals can significantly affect the quality of life in Saanich unless carefully monitored for balance with Nature.
<b>318</b>	Innovation is the key
<b>319</b>	Key word 'management'. It's not only about increasing density, but maintaining the communities we have. I don't think cramming in low cost housing necessarily makes sense if a neighbourhood is already established and developed. I assume that in a low-density neighbourhood, if you make it high density, the taxes would be lowered?
<b>320</b>	Some of the strategies are OK but UVic needs to solve it's own student housing problem with on campus housing.
<b>321</b>	They don't get to immediate needs. And while looking ahead is important and should be done, people currently street involved need housing now through a housing first approach.
<b>322</b>	seniors "aging in place"? is that a joke? why do seniors have more rights than me? [REDACTED] aging in place, I am trying to live as a productive member of society and I am [REDACTED] tired of catering to boomers' fantasies
<b>323</b>	I am concerned about the language throughout this section. I am not convinced that public engagement will be effective, the agenda is very very pro growth, and I have yet to be convinced that this amount of housing development is needed or supported. There is little here to reassure me that environmental issues, respect for local areas will truly be addressed. local area, and
<b>324</b>	I could only support the increase of supply in the urban containment area if I know that this does ot include parkland and limits the height of new buildings close to parks and rural areas. Keep them in places like Uptown.
<b>325</b>	These strategies are such a mix that it's hard to separate what to support. For instance I think 3.1 B, 3.1 C and 3.1 G are not acceptable whereas other strategies in 3.1 are supportable. Saanich should redo this section of the survey to get more accurate feedback on each strategy.
<b>326</b>	Include development in areas outside the arbitrary UCB - lots of land is not farmable and has poor / low allt. use.
<b>327</b>	Stop talking about only being in the Urban Containment Boundary and include bordering properties that have the capacity and desire to help out with the housing situation. Paying 10,500 K in property tax when I want to help with the housing situation is not okay. If we can develop, we can help build affordable housing including duplexes, triplexes and only two homes out of the arbitrary UCB with Sewer next door.
<b>328</b>	As an owner in Cordova Bay in a "three generation" house, I strongly support the idea of Garden Houses, especially as we have a son who is off to university locally.
<b>329</b>	I think densifying existing lots and building out into under-utilized areas is a good idea.

<b>330</b>	Again, I don't agree with 3.1 D which could lead to ghettoization. I'm concerned about having too much of the same design, especially if it includes apartments without a balcony or outdoor space. So far there is no mention of co-housing. I believe this is an excellent option for seniors. Convert a big old house into 4 or so apartments. Have a central kitchen and parlour a cook and cleaner.
<b>331</b>	THE HOUSING STRATEGY SHOULD ALIGN WITH THE OCP.
<b>332</b>	Focus on the next generation and making it affordable for them to stay instead of pushing them out of their own towns
<b>333</b>	consider options for cluster or compact housing siting with rural saanch zones
<b>334</b>	3 and 4 bedroom homes has to be the focus
<b>335</b>	It would be important to consult with people who are likely candidates for these alternative housing opportunities to find out what they are looking for in a home. One thing I have realized over the years is that people don't like beig put in with a group of low income people even it they themself=ves are low income. I like the strategy Vancouvr has in the downtown area where there are condominiums with varied people living throughout - you could have a wealthy individual living next door to woe
<b>336</b>	Speed up the process
<b>337</b>	i would like to know what areas you are speaking of and how will these initiatives be supported - who are the stakeholders?
<b>338</b>	Allow higher density higher buildings 6 floors and more that will remain economical in the long term.
<b>339</b>	We do not need more population density everywhere. Some areas should be able to maintain their current status. Add more housing close to commercial areas like Braodmead and Royal oak - so people can walk to the store and take transit. Some neighbourhoods already have enough people in them, the streets are crowded and unsafe for walkers, bikers, cars etc... We do not need more cars and traffic in these areas.
<b>340</b>	Large lots that are not being utilized should go through a quick subdivision process to allow for more houses.
<b>341</b>	Strategy 3.3G should be a non-starter. This is an extremely slippery slope and it should be removed. Once "rural" Saanich is gone, it is gone. Revisit in 30 plus years after areas within the UCB have been densified.
<b>342</b>	What will be the cost of meeting the upgrades to existing properties ie safety, fire depart requirements. PARKING
<b>343</b>	This johnny-come-lately, single-goal fiasco should not be used to trump provisions of local area plans.
<b>344</b>	Second Hand Smoke is a big issue
<b>345</b>	this could lead to rabbit hutch sizes for a habitation ... there is a need for proper/decent standards and not subject to the whim of the market
<b>346</b>	Leave agricultural land alone.
<b>347</b>	This is ridiculous these questions as each strategy has a bunch of ideas within it. Some ideas are reasonable and some are bizarre and I couldn't support them. So because they're lumped, I can't support them.

348	Infill multiple family housing in single family areas is not acceptable. Again what's missing is respect for what is already there. Variety of housing should be located along main streets, leaving single family areas intact.
349	I don't like these points here. Covid has dramatically altered housing needs. If a family of four now has two adults working from home and two kids the homes need to get bigger not smaller as many of these suggestions imply. Removing larger houses for smaller ones will drive more families out of the city if the work from home trend continues.
350	Clearly define the districts alluded to
351	This is the big one. Resources must be overwhelmingly attributed to move quickly on this. The vast majority of Saanich is a million dollar housing reserve, it's all you can build. At the VERY LEAST, density along major bus routes is so long overdue.
352	I would rather have more greenspace and less people than the opposite.
353	3.1 G is a very creative and innovative way to address how families can actually afford to live in saanich and fulfil their dreams of being home owners, while addressing affordability
354	I don't like the restrictive zoning. A healthy mix of owned and rentals should exist. No to a rental only area. Should be easier for multiple people to rent a house.
355	I suggest spreading the new multi- unit housing throughout the municipality. By heavily concentrating it in areas that already have lots of multi-unit housing ie. Quadra- cloverdale- Findlayson area, the area quickly becomes an exclusively low-income, high crime area. Everyone deserves to live in a safe and ,ideally, mixed residential area. I appreciate the need for services provided in business and transport “corridors”, but don’t let NIMBY residents have all the beautiful, treed, quiet streets
356	A lot of Saanich is not very walkable, bikeable, or transit friendly. More housing and density is great, but our streets can't and shouldn't handle more car traffic. We need to attack the modeshare of private vehicles just as hard as we attack the lack of housing.
357	Do not build outside the urban containment boundary, unless it is purpose-build housing for those who wish to engage in food security (farming) or ecosystem restoration. Opening the door to greater housing outside the UCB just opens land up to more mega-mansions.
358	Increased zoning that permits rentals is good, but it should not exclude ownership. A healthy mix is good.
359	Whatever strategy is adopted rents must be affordable and based on real median incomes. The bench mark for bank mortgages use to be 30% of gross income could be budgeted for rent or mortgage. That concept is now 60 to 70% of income spent on shelter which creates many social issue and housing insecurity and credit card debt.
360	Allow subdivision of larger lots in rural Saanich on lands unsuitable for agriculture. Insist every development provides 10% of land mass as park. For land like 49 acres at 4692 Mountain Rd, allocate 10% (5 acres) for building homes. This will finance the acquisition of the remaining 44 acres and provide ongoing tax revenue
361	Give tenants more rights. Stop renovations, have good follow up whenever a landlord wrongfully kicks out tenants. Fund co-ops. Do not allow buildings where a cashier working the cafe on ground level can't afford to live in the building. Do not give more power to UVIC to control student populations and take their money. Stop needless spending on committees/thought projects. Listen to people and look at models of successful locations that have fought off toxic housing crisis
362	These strategies and actions are v. scary. Balance is needed between providing affordable housing and maintaining family neighbourhoods & green spaces, otherwise we risk "paving

	Paradise and putting up a parking lot". Set limitations/ boundaries! UVic needs to take more responsibility for housing its students. Neighbourhoods surrounding UVic are absorbing an unacceptable amount of student rental accommodations.
<b>363</b>	Improve and clarify verbiage so it is understandable by an average resident not already conversant with the academic jargon and specialized language. Eg 3.3C What Saanich resident who is not attached to Civic Planning and the development industry is going to "get" this? 3.3G - Absolutely unacceptable. 3.3E - No. Existing polices are being virtually ignored (OCP, LAP). May not be appropriate given existence of over-arching Local Governance/Government Act.
<b>364</b>	Honesty and openness to renter who are not benefiting for the subsidy housing
<b>365</b>	Better planning, less high end condos
<b>366</b>	Yes more diverse housing zoning please. Eg duplexes, four-plexes etc
<b>367</b>	allow more than two homes on one piece of land.
<b>368</b>	Jargon like "Missing Middle Housing Policy and Zoning Amendments" makes it impossible to respond intelligently. Otherwise, recommend listening to existing residents BEFORE rezoning takes place. place.
<b>369</b>	- These sound like too much government and cost for the taxpayer
<b>370</b>	All these ambitious strategies & plans imply a more robust & expanded planning staff that are competent & well versed in thieve issues of diverse housing needs & how to expedite them. Saanich planning almost certainly will need new leadership & a larger staff contingent
<b>371</b>	Strategy 3.3 presents itself as a strategy to push through high density "affordable" housing at the cost of proper local area planning involving residents/communities. If this is not a potential outcome then the strategy could be reworded to enable greater support.
<b>372</b>	3.1 - You need to do a WAAY better job of sticking to the "hub" areas for infill and more dense development - you've made serious mistakes allowing pockets of densification in areas that are on the rural/urban boundary (eg. few km). It has impacted traffic and environment very negatively. You are contributing to sprawl and countering the other efforts you are making. 3.3 is in many areas backwards, all over the map and again, running counter to your other goals and out of your sandbox. Wasted \$
<b>373</b>	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
<b>374</b>	Strategy 3.3 is good but should encourage development within 500 meters of major transit routes or nodes as determined by the CRD regional growth strategy.
<b>375</b>	Currently, I own a rental with the option for 2 suites. I can not rent them to 2 families because of current bylaws. So I am only housing one family- not 2. This change could increase rental units available and increase rental stock.
<b>376</b>	BC residents only min of 2 years in province
<b>377</b>	Regarding 3.2, we talk a lot about "aging in place," and it's super important for people's health. But if we were to build more good, community oriented, small multi-family homes (with services) in all of our neighbourhoods, people could still age in place by continuing to live in their neighbourhood. Now the retiree has to choose: move out of the community they love or stay in a house that is way too large to manage. "Aging in place" often supports the larger house. There are better ways.
<b>378</b>	Consider incorporating a "village" model - to support services for residents that are in a ~400m radius, to reduce the need for additional traffic/parking. Also - improve cycling connectivity and

	safe routes. Giving low-income people car-light options that are safe will help to reduce the burden of transportation costs that impact how much money is available to spend on housing.
<b>379</b>	Reduce the cost and time it takes to apply for rezoning for infill housing
<b>380</b>	Owners are scared to rent because of existing tenancy act. It is terrifying to know that you cannot get rid of a tenant who does not cooperate, does not pay, etc without bearing the costs. They have a lot of rights whereas landlords do not.
<b>381</b>	Form committees of local resident populations who have final say with all forms of infill, garden suites, laneway suites, and densification
<b>382</b>	The university needs to address their needs on their land and not disrupt the surrounding neighbourhood.
<b>383</b>	Do not restrict Single Detached Dwelling Conversion Policy to older homes. Allow recently constructed houses to be converted. e.g. convert three car garage built in 2020 to suite (as a conversion or a secondary suite)..
<b>384</b>	Section 3.3g needs more support - farmers cant farm by themselves and need more flex to have farm workers live on the property. There is so much talk of saving farm land but what about the farmers?
<b>385</b>	Pre-zoning would send strong market signal
<b>386</b>	Going into the urban containment area worries me a lot. I think it will lead to a loss of green space and impact the "rural" aspect of Saanich's character. I would support higher density in areas of Saanich that are not in that containment area, for the most part.t
<b>387</b>	Get rid of the red tape that frustrates inventory increases.
<b>388</b>	3.1 has some good points but needs to have detail. the one question does not capture the whole strategy. This section uses jargon and non-specific terms to garner acceptance for positions that may not be fully understood by the general population. there needs to be a consideration of the cumulative effects of these initiatives.
<b>389</b>	There should be consultation with Neighbourhood Residents' Associations, and municipal staff should listen towhat they have to say. They represent the opinions of residents and ignoring or downplaying their input does not serve the well-being of Saanichites.
<b>390</b>	Problems - need to understand if the existing housing stock is actually used as efficiently as possible, where demand is coming from externally and whether that can be discouraged, clearly demonstrate how increased supply is supposed to make housing more affordable without increasing demand. Population growth per se is not something to encourage, but most people (including some on Council) don't necessarily grasp that.
<b>391</b>	Upzone all areas with strong alternatives to private car ownership (although AAA cycling routes, frequent transit routes, and close to urban villages/centres) and implement parking MAXIMUMS for these homes. Continue to invest in building a connected AAA cycling network.
<b>392</b>	There is lack of articualtion in this plan on what it means for local area plans, access to green space, density and parking, transportation,.
<b>393</b>	I do not want to see apartment buildings on single dwelling residential land. I also don't know the reality of 'infill'. I am very concerned about the notion of reducing regulatory barriers to development.
<b>394</b>	Looks a the geography of "Saanich" we are not Victoria, Central Saanich, North Saanich. Industrial and housing development should reflect the geography of the area and attempt to maintain it as much as possible. Computer modelling wont works! use some common sense!



395	3.3 C is a futile endeavour. You cannot stabilize housing prices by increasing the supply - the demand is always going to outpace the supply - you should focus directly on affordability ie not-for-profit developments.
396	not enough mention here of community concerns, character preservation, or environmental issues
397	Utilise existing district owned properties for rental, family, multi generational and supportive living opportunities
398	3.1 B - I support 'densifying' existing residential areas (as in adding in rental suites/carriage houses) vs urban sprawl. We have glorious green spaces that should be protected, yet huge yards and low density in developed areas that could be better utilized and provide economic gain without environmental impact.
399	Some of these strategies completely disregard LAPs
400	I am always disappointed when infill is created at the expense of trees or other important ecosystem link. Incentives and creative options for green infill opportunities would be appreciated.
401	Allow pets in ALL housing, like the policy in Ontario. Pets are intricate to the physical and mental health of the disabled and seniors. This is proven by numerous studies and became especially apparent during the pandemic lock downs.
402	Illegal suites outside the urban containment boundary need to be addressed. It's so out of control - I don't think it's possible to go back now. By legalizing suites outside the UCB there could be more control over them (i.e., require permits and restrict number of tenants and vehicles so that the intent of having density in the urban area is maintained while still addressing the fact that these will/do happen)
403	(Que 13, 3.1 - Strongly not supportive b/c two ideas are combined into one statement. Que 15, 3.3 - You have no mandate for this. The questions are not straightforward but heavy with implications.) This entire endeavour is inappropriate and seeking too much power for too few people.
404	The strategy of putting new affordable housing on public transit routes and close to amenities i.e. in the urban core, is missing. (Que 12 continued: The patchwork of rental housing in/on SFD's only results in excess parking on residential streets; overcrowding on small existing properties with inadequate outdoor space; excess noise; conflicts between neighbours etc; especially when students are involved. We have learned from Covid-19 that people need more space rather than cramped conditions.)
405	Leave single family residential areas as is. By densifying these existing areas you will only make issues/problems with existing neighbours, where currently no problems exist eg. extra cars from extra suites parking in the boulevards, churning up the ground which leaves the area looking terrible and unkept.
406	The Municipality has no business in university housing. The university has already expanded housing and is self supported and should address it's own responsibilities to supply student housing. Saanich does not need a dedicated "university district" - the university has lots of money and lots of space to build housing; Saanich doesn't need a LIASON.



## Focus Areas

### Focus Area 4: Reduce Barriers to Housing Development

Identify options to reduce financial and regulatory barriers, align municipal processes with housing targets to address housing needs, and provide tools to support the development of a diversity of housing.

The questions in this section ask about your level of support for the strategies and associated actions provided in the table below.






#### Focus Area 4 Recommend Strategies and Actions

Action Number	Recommended Action
STRATEGY 4.1: Reduce barriers to housing development by simplifying and streamlining approval processes.	
4.1 A	Complete a Development Process Review (DPR) that will assess Current Planning Division's practices and procedures in order to implement improvements to the approval process, with a key goal to reduce application processing times. The review will focus on Rezoning, Form and Character Development Permits, and Development Variance Permits and account for the needs of all parties involved in these important land use processes. (parallel initiative)
4.1 B	Subsequent to the completion of the DPR, implement a second phase to find further improvements and efficiencies. The second phase may include a review of other Departments, Divisions, Sections or external agencies/groups who participate in the planning application referral process, or who support applications through the Council review process or the preparation of legal documents.
4.1 C	In alignment with the DPR, develop a clear and transparent program to prioritize affordable housing projects by reducing approval times for applications that meet a defined list of criteria and simplifying processes.
4.1 D	When implementing the DPR, consider streamlining the development application process with an online "one-stop shop" approach that provides self-serve functions, includes online applications and plan submission, and delivers an open data format with schedules that is available for public viewing.
4.1 E	When implementing the DPR, investigate a new approach to the development application review process, utilizing a scorecard model which incorporates evidence-based decision making and identifies location criteria such as walkability, transit, access to amenities and services, and access to social and cultural services.
STRATEGY 4.2: Update and revise programs for financing growth while building complete communities and promoting affordable housing.	
4.2 A	Develop a Community Contributions and Inclusion Housing Program with consideration to: Community Amenity Contributions (CAC);

	Density Bonusing; Inclusionary Housing; mixed tenure and mixed income models; and, Bonus Density Zoning. (parallel initiative)
STRATEGY 4.3: Initiate Zoning and Bylaw Changes that will proactively lead to reduced barriers to housing affordability, diversity, and supply.	
4.3 A	When implementing Housing Strategy actions and other plans, consider applying pre-zoning to promote diversity and address housing needs for social, supportive, and affordable housing.
4.3 B	Undertake a comprehensive review of the parking requirements in the Zoning Bylaw in order to reduce barriers to development of affordable housing, rental housing, and infill/multifamily housing.
4.3 C	Align Housing Strategy initiatives and housing-related bylaws with regional and senior government programs in order to support the delivery of affordable and supportive housing.
STRATEGY 4.4: Set priorities and monitor progress towards meeting Housing Strategy objectives.	
4.4 A	Establish evidence-based demand estimates for key areas of key housing need and develop metrics to monitor progress towards implementing and achieving housing actions.
4.4 B	Take a holistic approach to each neighbourhood, applying an appropriate diversity of housing while acknowledging each neighbourhood has unique characteristics that will influence the type of housing diversity that is appropriate for each area
STRATEGY 4.5: Support housing actions that lead to equitable housing outcomes.	
4.5 A	Develop and apply an equity lens when implementing the Housing Strategy to reduce inequity and improve housing outcomes for all.
4.5 B	Review the Official Community Plan, Zoning Bylaw, and other plans to identify and remove potentially discriminatory policies or practices.
STRATEGY 4.6: Ensure adequate resources to implement the Housing Strategy.	
4.6 A	Support the implementation of the Housing Strategy through internal and extra resources.
4.6 B	Consider developing a new Housing Advocate role that will advocate for good urbanism and processes in order for projects to get effectively delivered. The Housing Advocate would remain politically neutral when providing subject matter expertise.
4.6 C	Explore the potential value of establishing a Saanich Housing Corporation (separate from the Capital Region Housing Corporation) to facilitate the development of non-market housing on District owned land.


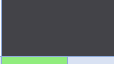



17) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 4.1 Reduce barriers to housing development by simplifying and streamlining approval processes.

Respondents: 963

Choice	Percentage	Count	
<b>Strongly Support</b>	41.33%	398	
<b>Support</b>	25.44%	245	
<b>Neutral</b>	14.95%	144	
<b>Not Supportive</b>	7.68%	74	
<b>Strongly Not Supportive</b>	10.59%	102	
<b>Total</b>	100%	963	






18) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 4.2 Update and revise programs for financing growth while building complete communities and promoting affordable housing.

Respondents: 972

Choice	Percentage	Count	
<b>Strongly Support</b>	27.98%	272	
<b>Support</b>	36.52%	355	
<b>Neutral</b>	21.09%	205	
<b>Not Supportive</b>	8.13%	79	
<b>Strongly Not Supportive</b>	6.28%	61	
<b>Total</b>	100%	972	


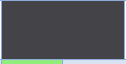



19) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 4.3 Initiate Zoning and Bylaw Changes that will proactively lead to reduced barriers to housing affordability, diversity, and supply.

Respondents: 973

Choice	Percentage	Count	
<b>Strongly Support</b>	37.31%	363	
<b>Support</b>	25.69%	250	
<b>Neutral</b>	14.70%	143	
<b>Not Supportive</b>	10.48%	102	
<b>Strongly Not Supportive</b>	11.82%	115	
<b>Total</b>	100%	973	

20) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 4.4 Set priorities and monitor progress towards meeting Housing Strategy objectives.

Respondents: 973

Choice	Percentage	Count	
<b>Strongly Support</b>	29.60%	288	
<b>Support</b>	39.57%	385	
<b>Neutral</b>	19.84%	193	
<b>Not Supportive</b>	5.65%	55	
<b>Strongly Not Supportive</b>	5.34%	52	
<b>Total</b>	100%	973	

21) Please indicate your level of support for the following strategy and associated actions.  
STRATEGY 4.5 Support housing actions that lead to equitable housing outcomes.

Respondents: 980

Choice	Percentage	Count	
<b>Strongly Support</b>	30.31%	297	
<b>Support</b>	34.80%	341	
<b>Neutral</b>	21.53%	211	
<b>Not Supportive</b>	7.65%	75	
<b>Strongly Not Supportive</b>	5.71%	56	
<b>Total</b>	100%	980	

22) Please indicate your level of support for the following strategy and associated actions.  
STRATEGY 4.6 Ensure adequate resources to implement the Housing Strategy.

Respondents: 977

Choice	Percentage	Count	
<b>Strongly Support</b>	29.79%	291	
<b>Support</b>	34.39%	336	
<b>Neutral</b>	18.94%	185	
<b>Not Supportive</b>	9.31%	91	
<b>Strongly Not Supportive</b>	7.57%	74	
<b>Total</b>	100%	977	

23) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?

Respondents: 330

#	23) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?
1	No.
2	What about implementing some kind of capping of housing costs? The market is skyrocketing and middle class are becoming a broader piece of the lower class. Affordability doesn't have to be rentals and new development only. 10% below market rental value is still unattainable for the vast majority in low income or moderate income.

<b>3</b>	4.1D/E-How much to implement? I think it would be too complex to design a "decision-making" matrix. 4.2A-Needs to be very clearly defined before supporting. 4.3 Again needs more info.4.6C-Saanich doesn't need to be in the business.
<b>4</b>	In 4.1, remove "affordable" and add "non-market" and add "purpose-built rental" to that. You can't overfocus on DPR: update area plans with attention to high-growth areas. Educate residents on building up/height. Policy can't be ignored.
<b>5</b>	Reduce barriers to development = reduce community input. I do not support this. Carefully planning is more important now than it ever was. Change plans to accommodate housing needs & housing market stress? Sure, but not at the expense of destroying neighbourhoods and making parts of Saanich poor living environments 50 years from now.
<b>6</b>	Construction industry can pay for more planners to help process applications too dot dot dot
<b>7</b>	Developers don't need any more carrots start using a stick if they want to do business in our city then they need to provide for the members of Of our community
<b>8</b>	This is the most essential area to deal with to ensure we can achieve our goals
<b>9</b>	MORE Community CAC's
<b>10</b>	Community consultation will be compromised if approval process is expedited. LAP must be respected. If considered out-of-date then it should be updated with public consultation.
<b>11</b>	Getting Saanich out of its own way by clarifying and simplifying development processes would really help.
<b>12</b>	I might be supportive of some elements in each strategy but other elements sway me not to support. What does 4.5 mean?
<b>13</b>	Hallelujah, streamline your operations and administration surrounding housing. Let's pray this is not just talk that results in even more administration which Saanich demonstrably cannot cope with considering existing work load.
<b>14</b>	This sounds like shaking hands with big developers. Lots of current jargon "equity lens" but no real substance.
<b>15</b>	Its simple help those that qualify for housing assistance.
<b>16</b>	4.5 is paternalistic in the sense the city is assuming they know what "equitable" outcomes are/should look like. I strongly reject such a presumptuous position, as one only need to look to history to find examples of policies which today, are unambiguously racist, but at the time were the result of such presumptions.
<b>17</b>	Lack of on site parking affects the surrounding neighbourhood.
<b>18</b>	Faster and cheaper building permits approval process
<b>19</b>	CACs must not pander to Developers, they are contributions to a neighbourhood that is bearing a heavy cost of adding density and so the neighbours must be compensated with improvements that benefit the neighbourhood.
<b>20</b>	Topics are confusing. Too much to read. Why would anyone say "not support"?
<b>21</b>	Action 4.4B is the most important Action Number so far as I and a great deal more Saanich wide community members are concerned. This has a LOW priority in your report and reflects a trend that Neighborhood is a bad word. Nowhere is the Local Area Plan mentioned except in relation to U.Vic where it is not capitalized. For this otherwise excellent plan to succeed you need to give this HIGH PRIORITY or you may find neighborhoods a hindrance than what it really wants to be which is a help. d

22	Maybe this comes later, but we should be talking about reducing or eliminating parking minimums near transit and active transportation corridors.
23	Please do it.
24	Enable homeowners to make decisions relating to their properties
25	Require developers to adjust the price of market units if parking variances are requested. If a developer is spending less to construct units due to having to provide less parking that savings should be passed on to the consumer not just allowed to increase a developers profit margin. The community will be forced to pick up the costs associated with less parking in the form of increased transit subsidies, sidewalk and pedestrian infrastructure, etc.
26	Putting into place enough resources to meet the demand of concerns and complaints that will come forward with increased densification
27	The DPR is obviously too complicated, considering the amount of vacant lots advertising new housing to come, that have sat like that for years.
28	Please resist assigning minimal square footage per person as these are not "homes" but more like cells or warehousing. If all these initiatives fail to produce "liveable" residences the plan will fail.
29	Focus on Strategy 4.1. Without it, it will be challenging to deliver on many of the priorities.
30	Don't load the cost of this on existing taxpayers.
31	Strategy 4 is fantastic! Additional provisions including the mandatory upzoning of different areas in line with projected population growth would help significantly. Including an eventual scheduled removal of single-family zoning.
32	You need to have a public plebiscite to get buy in and given my previous remarks it needs to be done by sub regions.. otherwise you will be faced with trying to get one solution to fit all areas.
33	The emphasis on removing barriers for developers skews all these seemingly worthy goals while doing nothing to ensure affordable housing.
34	I think more focus needs to be given to all of the effort residents made for the local area plans and less to the developers. If you want healthy happy communities listen to the residence who actually live in the specific not general community
35	4.1E - a big yes! City planners seem to have a lot of individual & arbitrary control over applications. 4.4B seems a PC way of saying high property tax payers get to have a disproportionate say.
36	4.3E is the only reference to community in the strategy so far. Hooray.
37	It's not that complicated, allow more than single family homes to be built.
38	4.6 needs immediate attention. Saanich planning department will need to increase in size to meet most of the strategies
39	The DP process absolutely needs to be streamlined and sped up. It is currently taking almost two years for projects that are fast tracked, from time of application to public hearing.
40	Stop the banks from allowing Lines Of Credit against home equity. Stop people from using RRSP money for down payments. Stop government grants for house purchase. Just stop or the prices will keep going up and increase interest rates..
41	fast approval processes.
42	Please develop CAC policy ASAP. I do not support reducing DCC unless the application is from a Non-profit agency.



43	We need less government intervention to streamline the development of all types of housing
44	My concern is land is expensive so the easiest path is to buy land in low-income areas which are already plagued with low-income and group housings. We really need to focus on neighbourhoods that have not got any low-income in their area. This initiative must be shared fairly in all areas.
45	Realistic timelines and costs in rezoning applications. Allow infill housing
46	Insure the interest of all participating parties is addressed equally.
47	You have to take on NIMBY or none of this works. Take them to court for delays. Increase their property taxes to offset Saanich losses in the future do to reduced densities. Give them an option and then have some plans to take them on.
48	Simplifying process ... like Langford! We must not weaken overview of applications. Financing growth is thru DCCs. Setting priorities these have to be practical and achievable. Resources needed not just housing but a blend of what makes a complete community under an environmental and climate lens.
49	Looks good
50	Give more voice to the residents not all about the developer
51	I strongly believe that secondary suite requirements are too difficult for many people to meet or afford, and if you can determine some ways to create exceptions when the dwelling offers a good and safe space, it will be possible to have more rentals available, especially in established neighborhoods.
52	4.6 is written like you want a blank cheque to implement this strategy. Our taxes continue to increase with no demonstrable increase in services. There needs to be more staff accountability when costs rise out of control. A municipal tax on house sales (above appraised value) could provide 2 desirable outcomes. The people who benefit from the hot sales market actually pay for some of the unintended consequences, and the extra tax might cool the market off a bit.
53	Consider the environment and livability. The area is already beyond its environmental capacity.
54	4.3B needs to include TDM programs (transit passes, enhanced bike parking, car share etc)
55	No
56	Did anyone talk to Current Planning about 4.1? These are all things they are already doign through the DPR. Are you just putting these things out here on this so you can say you've done them?
57	existing covenants and zoning need to be seriously considered before allowing them to be overturned.
58	Equitable housing outcome needs must be considerate of existing neighbourhoods owners who have worked hard to maintain their property.
59	Very well done overall. I particularly like the prezoning idea-planning by development permit has not led to good results
60	Eliminate public hearings on proposals that are in accordance with the OCP
61	Cars kill communities. I don't support revising parking rules if these are preventing density. I support density without adding vehicles. Missing section on enforcement of new and existing development rules

62	I read this section to be VERY pro development and to take away community involvement which is lacking at best! Here is my example. Community associations and residents receive Saanich planning documents after the developer has been given relevant documents- In other words residents are almost told after the fact in the approval process. This is very undemocratic.
63	Lots of repetition. too many directives that overlap. Oh and cars are not going anywhere, what is happening is that the biggest seller is the pickup ... now that takes real space to park!...
64	Concerned that developments will be approved without any input from the community
65	Strategy 4.1 is long overdue. Missing strategy is to opt out the old LAP's from the Appendix of the relatively younger OCP. One simple OCP amendment and you can continue to implement the OCP without the LAP albatross around your neck.
66	If changes are made to development permitting process, make sure that the changes are really in support of a housing policy and not just a cost-cutting measure, or a means of subverting any environmental protection bylaws, on the part of a developer. There is nothing in this housing strategy that mentions environmental protection and enhancement, which do not need to be sacrificed for an affordable housing strategy.
67	Reduce influence of community associations on development applications. Consider eliminating public hearings for projects that fit OCP. Get rid of any Local Area Plan that is older than 10 years. Consolidate LAP areas.
68	Build the community relationships first, break down the walls of our silos - eg Existence Project, Listen to community, stakeholders, partners, bring them together, then make sure there's adequate funding.
69	immediately begin planning review to "pre zone" sites suitable of land use change to speed up development approval process and encourage diversity of housing types. support housing diversity housing site r
70	No to non-market housing and supportive housing. Rather than make housing cheaper, focus on creating jobs and raising wages. How about a Universal Basic Income? That's how you get folks to join the middle class, not by building swanky slums.
71	There is a lot of jargon in these strategies who knows exactly what they mean. I like the whole community approach with a particular lens to making nodes that provide housing, retail and other businesses together so we can leave our cars at home.
72	If Langford can do it quickly, surely Saanich can.
73	Again, could you give people more room to write their thoughts? I support housing for low income and affordable housing etc. but my biggest concern is perhaps not asking the questions particularly concerning development in established neighborhoods. To see on my street 5 homes with water issues., some on the next street and in all my walks. Again, can't say what I want to say as there isn't enough room
74	Increased density needs neighborhood approval and needs to address their concerns. We currently lack infrastructure to support the current population here. For example we have a shortage of doctors.
75	Home owners are being taxed to death to cover all these "feel good" initiatives.
76	No
77	A score card is necessary but insufficient for revised DPR approval processes. Different scores are necessary, as well for different intents. Check boxes need different scores according to circumstances, and this attention to detail should not be an excuse for slow approvals, which

	bump costs. Also, inconvenience of lengthy building time may make an argument for factory built, locally assembled homes, with significant incentives for locally supplied factory built units.
78	Reduce housing permit costs for those who do not want driveways or garages. Reward walking, cycling and electric mobility vehicles like scooters, e bikes, golf cart style to shop locally.
79	Okay, again, here's the problem. People also elect to reside in neighbourhoods precisely because they are not characterized by densification. Start to respect and protect what they value. I do not support any initiative that will make it harder to protect those areas characterized by low density and green spaces.
80	I hope your equity lens is intersectional. how are you going to deal with NIMBYs who don't want black folks in their neighbourhood?
81	What the heck are "equitable housing outcomes?"
82	Be careful not to burden existing taxpayers with additional costs and bureaucracy
83	This section should have allowed response to each component, i.e. I strongly support some of the components of 1.1 and am not supportive of others.
84	This focus area is important for improving supply and affordability. Permits and applications take far too long, and this just increases the ultimate cost of the development, which is passed on to the purchaser down the road. I can think of numerous examples of applications that have been in progress for 5+ years. This is totally unacceptable and unnecessary. Perform value stream mapping, remove wait times and inefficiencies. Incentivize builders to put forth apps that already meet base criteria
85	Get out of the way of market development. Municipal efforts add cost and restrict supply. Stop meddling.
86	Be careful with veg removal with infilling. Update OCP & Area plans. Identify best sites close to services/transit as dev areas. Keep urban containment boundary as is .
87	4.5B is very important. I don't see in the development process a place for consultation with members of the community.
88	Remove parking minimums, add parking maximums
89	Development review only ensures adequate quality of housing, community plans tend to reinforce a NIMBY effect, equitable housing is not the same as low cost housing, and it is cost that is principle barrier to affordable housing.
90	I would just like to see a common sense approach in regards to zoning changes and adaptations to single use dwellings without just changing red tape to orange tape. Many immediate concerns could be addressed through simplification of current measures. Our municipal government does not need to spend a lot of money to take those actions.
91	These strategies increase bureaucracy. Saanich taxpayers will have to pay more.
92	language too vague...could easily (and undoubtedly) be slanted in complete favour of development and destroy character of existing neighbourhoods ....as we are currently witnessing in Saanich.
93	I agree with 4.6C non-market housing on public land but not the other measures which are sneakily attached to the one suitable strategy!
94	Focus needs to be on the public entities building housing and not private to address affordability. Continue to participate in regional programs and lobby other levels of govt to deliver affordable housing projects.

95	n/a
96	I could not support 4.1 because it lacked any reference to evaluating resources needed to support a "Streamlined" process. If you do not have the capacity for an accelerated process, it is useless.
97	Strategies could be worded in plain English, very ambiguous and not clear to the point of the question. The wording might be fine for those in the business, but not for the average citizen.
98	Ensure that Local Community Associations have a say in what kind of changes are made in their areas.
99	4.1 Doing a DPR is just a delay of years, studying it to death won't solve the problem. Go find a municipality that is good at housing supply and copy their policies, make the big brave change vs papering it to death. Maybe copy Langford
100	4.1 and 4.3 sound as if they were written by developers. Developers are only going to build what they can make money on with no regard for what current home owners want.
101	Saanich has enough resources, it is a question of allocation and aiming for 95% OK, not the 100% that slows everything down. Be careful that quest for perfection takes twice as long as say 95% there.
102	The proposal is not bold enough, and will not reach the desired outcome.
103	Concrete language is needed. What is equitable housing? Seems like it will come at the expense of existing homeowners. Life is time limited and people should not be penalized for advantages as a result of saving and buying a home earlier. You cannot take away from those that own unless it is agreed upon or through fair taxation.
104	Consider combination of short term and long term housing together for individual properties. Or Flexible use for short term rental for lock off suites. If properties could offer student housing Sept - April and short term May to Aug this allows lower cost housing for students which is supplemented by the short term rental. Same idea with combination of short and long term housing - only in tourist areas, within 100 metres of wedding destination which permits are supported by Saanich.
105	Honestly, these strategies are all from a common template for all districts and have not obviously been customized for Cordova Bay. I would have liked to have seen at least 10 examples of how the strategies would have been applied in Cordova Bay. The 'support services' for the low income, homeless and refugees groups as previously mentioned in my feedback to the questions is missing in this survey. Thanks for your hard work.
106	1. was there a definition for "equitable" and how can that be maintained? 2. let's not go the way of Langford and have development pushed through, without due course
107	4.1 and 4.3 waste a lot of words when they should just read "Blanket upzone all SFH zoning inside the Urban Containment Boundary to at least duplex/triplex/laneway if not full multistory Missing Middle zoning"
108	I think that making the application process quicker is a great idea, as long as it does NOT mean throwing out the necessity to meet current zoning and other by-laws so as to give developers a leg up to work outside the guidelines. If zoning and guidelines are to be changed, there needs to be considerably more input from the residents who currently see a big push for multilevel expensive housing in single family neighborhoods. The number and type of variances being requested for certain developments
109	4.4 This is quite a bit of effort to maintain and may not be cost effective 4.6 Consider CRD or regional role in this and you may be duplicating services.
110	You seem to identify Saanich Planning as "the enemy". It is not. When development proposals take time to work through the system, it is because they are seriously flawed and developers

	obstinately want to maximize profits and refuse to entertain any revisions which might diminish profit, to the detriment of local communities
<b>111</b>	none
<b>112</b>	"Set priorities and monitor progress towards meeting Housing Strategy objectives".....as long as it is affordable to tax payers
<b>113</b>	Don't waste money on these types of projects! Get the unemployed jobs, let them earn themselves a home.
<b>114</b>	Saanich, BC Housing, UVIC and Camosun College should shoulder a lot of the burden for new affordable rental housing. Student housing is a particular need and the substantial revenues the schools make from foreign students, together with the land they own, should be at the forefront of safe affordable housing for students; and local /provincial governments need to step up on the family housing front.
<b>115</b>	More attention to 4.4 B
<b>116</b>	I'd say you have too many strategies and actions. Who is going to keep track and monitor all the initiatives.
<b>117</b>	The details included above are overwhelming.
<b>118</b>	It is more successful to solve the problem at the root.
<b>119</b>	Reduce the NIMBY influence. Don't allow rental covenants that let Home Depot block a fantastic updating of an eyesore block.
<b>120</b>	More linkage to community plan when considering housing developments.
<b>121</b>	Against spending money on needless surveys.
<b>122</b>	By and large very good; set specific goals (ex. build xx number of units every year) and hold yourselves accountable if they are not met.
<b>123</b>	One of the concerns I see here is Saanich as a municipal is trying to cast this massive progressive net and try and be all things to all people. Some of these files and issues should be dealt with provincial or federal levels of government. Be ambitious but also be realistic . The voting cycle is very 4 years . If you try and absolutely smash the mold and turn neighborhoods upside down with an overly progressive mandate you will inevitably burn bridges
<b>124</b>	Include active transportation - which is less expensive than being reliant on personal vehicles.
<b>125</b>	Need to focus first on corridors villages and centres and the oCP.
<b>126</b>	I'm not sure.
<b>127</b>	Do not permit rezoning of any agricultural land or regular green space.
<b>128</b>	This is an excellent section! It's important to support those with alternative or non traditional sources of income, like students. Many students like myself have been denied housing and rentals due to our "source of income" not fitting within traditional molds. This is such great work you are doing!
<b>129</b>	All of these strategies are based on an assumption that developers are in the business to build communities, not impact existing neighbourhoods, and create housing -- as opposed to making as much money as possible. Ask any Saanich resident who has dealt with a developer proposing something in their neighbourhood, and profit is generally at the core of most developers'

	decisions. Making it easier for developers to ignore communities and existing plans for sake of more market housing is not good.
<b>130</b>	language far too vague to make an assessment of outcomes
<b>131</b>	Resident input and development approval is imperative - these are the municipal taxpayers. Use local money, not foreign dollars, to develop our communities.
<b>132</b>	4.3b must have constraints to ensure a review of parking requirements does not adversely affect local area available street parking. Strategy 4.6c should put more focus on the collaborative approach to working with the CRD Housing Corporation rather initiate a separate entity.
<b>133</b>	This is not a well worded survey. Every statement could be interpreted many different ways, there are hundreds of statements that would need to be dissected individually for interpretation, and you are going to get a very even spread of responses because of the vague nature of the language. If you mean "would you support staffing a large number of new positions to facilitate these changes" No I would not.
<b>134</b>	Don't be fooled by CRD reports and their agenda.
<b>135</b>	lets propose some concrete methods of getting more money to apply to these goals
<b>136</b>	Saanich is too nanny state already.
<b>137</b>	Maintain existing infrastructure before densifying, which will otherwise overload the systems.
<b>138</b>	Careful review with staff will be required to ensure they are un board with these changes and a transition to a performance orientated outcome and away from what appears to be a somewhat obstructionist and disinterested current approach.
<b>139</b>	Streamlining the development and approval process will only really help larger or established developers who already make way too much money. The community needs to be heard more when these projects come up. I've been to too many council meetings where all they have to say is some greenwash bs and council is falling over each other wanting to sign off while the current residents concerns are not heard at all.
<b>140</b>	Honor cost benefits verses all other ideologies. Outcomes to reflect independence verses dependencies on governments and taxpayers.
<b>141</b>	There needs to be a rigorous set of rules around affordable housing and supportive housing. Where these units are placed is key. How they are run is key. Ensuring that communities are safe is key. I don't see any objectives addressing that.
<b>142</b>	Communicating with the residents on what they are comfortable with. Getting approval from the community. Not forcing a crd or bc housing project
<b>143</b>	Saanich development and approvals processes are uniquely problematic, slow and expensive. As part of this process, steps must be taken to enable worthy projects to be approved in a reasonable time without impairing the valid role government has to ensure the quality of buildings within the district. Lack of oversight serves does not serve the public interest, but neither does inordinate delay.
<b>144</b>	All sounds lovely, but I've seen proposed developments that throw in a token 'affordable housing' and use that to try to get a whole list of variances approved. Proper engagements with neighbours and ALL stakeholders has been lacking
<b>145</b>	This whole section just seems like you want to get rid of all the restrictions that were put in place to protect neighbourhoods and green space.

146	No Comment
147	Reducing barriers to development only helps for projects which are required to prioritize affordable housing. The municipality of Victoria has had nonstop development and increasing density over the past few years, which has driven housing prices massively *up* instead of down. Strategy 4.6 sounds good though; housing is a common good, it's a basic necessity for life. The federal and provincial governments need to take real immediate action on funding mass development of public housing.
148	Must think completely differently. Making things easier for developers is not going to create more affordable housing. It will just let them build more expensive housing, more quickly. This whole housing strategy seems mostly a status quo with a few explorations of new ideas. Tear it all up and think radically how you can make housing affordable for everyone who lives in Victoria. People are willing to live in hotel rooms and one room containers. Families cannot afford 3 bedroom rentals.
149	Not sure as NIMBY is hard to fight
150	4.3 B sure sounds like trying to justify building places with inadequate parking in the name of "affordability" in a way that's gonna "tragedy of the commons" at *best*.
151	Dont evict people who pay rent and mind their own business
152	I want everyone who wants secure, safe housing to have access to it - that being said I do not believe we need to provide that in one of the most expensive cities in BC.
153	Double-barrelled questions subject to interpretive discretion
154	All new builds to have a percentage of low income units for working poor/single parents/elderly on fixed income/ physically challenged
155	I do not care about affordable housing. If I did I would live in Victoria, Esquimalt or Western Communities. Density on Shelbourne, McKenzie & Quadra are natural good locations, but people need their residential communities respected. THis whole policy really resonates negatively to me as a homeowner. Victoria is a disaster & Saanich is super foolish if it chooses to follow suit. It sure motivates me to the next municipal election to vote out councillors/mayors who do not respect residents.
156	Get rid of single family housing zoning. It has a racist history. Also, get rid of the unrelated adult occupancy restriction.
157	Insure adiquate infrastructure, no suite without off street parking. Where I live the street is a parking lot and sometimes difficult to navigate. A no car policy is not inforcable.
158	Creating more streamlined approval processes does not/should not imply relaxation of critical issues eg. green designs.
159	This is critical to success - need to be nimble and responsive as needs change
160	Please. Dividing up average-sized residential land by bulldozing and placing multi-level suites or sliver-sized townhouses is not the solution. We've seen this before. Stacking houses is not the solution. Padding pockets of foreign investors is not it. Help lower-middle class, not the wealthy.
161	4.6 supportive of all except development of housing in municipal land
162	While the payoff for coop housing is longer term, developing a financing fund to support collaborative housing options would really support improved community building.



163	Don't make it easier for developers! They wouldn't build in Saanich if they weren't making a tidy profit. As a taxpayer I can't afford or support these strategies and actions, which will require an increase in civil servants.
164	4.1 sounds like a developer wrote it. The items on this page are the most problematic for me because fewer restrictions and more streamlining can lead to people taking advantage, overbuilding, enviromental destruction. Pretty soon your community looks like WestHills or like the Costco area.
165	Historic heritage houses in Saanich need better protection. We own a 1913 undesignated heritage house in an unprotected "heritage half-block" in the Gorge Tillicum area. These houses are in good condition and need special protection. They are set back from the road, at the back of the lots, to maximize sun exposure and will be negatively impacted if townhouses or apartments are allowed to be built on the single family housing zoning directly behind them.
166	4.1 as long as streamlining includes public input 4.3 will have negative impact on established existing property taxes,dicussion with BC Assessment is required what the impact could be.4.5 if we have discriminatory policy's they should be removed
167	What happened to the EDPA? Why are some of the new behemoth single family houses going up paying so little in taxes?
168	Gentrification is racist and must be avoided at all costs. Barriers of construction should not be lighten to the point where gentrification is allowed
169	I would suggest Saanich Council members try developing and rezoning a fictional property to understand the absolute purgatory that this process can be. If it makes you feel better, you are not the only municipality like this ;)
170	None missing
171	Have concern that objectives will trump community concerns.
172	Removing land from the ALR for housing is extremely short-sighted.
173	I belive my other comments on the previous section are likely more applicable here
174	Never let developers set the pace for our home.
175	Three needs to be infrastructure for the densification of some areas. le elementary schools ate already overflowing into portables far too often.
176	Supporting Unbuilding strategies and limiting the new development of single-detached homes would be great.
177	Concerned what might be included in "simplifying and streamlining approval processes." Faster process is important but shouldn't compromise integrity of review and approvals.
178	A lot of this seems aimed at hiring more staff to run programs whose primary aim is to produce self congratulatory reports and validate a department
179	consideration of environmental impacts must be the primary factor in development
180	Change strategy to look at true long term cost of proposed changes—many are completely being ignored and/or missed
181	The strategy continues an unsustainable power dynamic whereby council must cater to developers by fast-tracking developments and making concessions to obtain minimal gains in affordability. The strategy should be exploring requirements for vacancy control in developments as the City of Victoria is currently doing.I

<b>182</b>	Again... anything Saanich has done so far regarding the implementation of garden suites along with allowing same neighbours to rent out their homes, is a disgrace and is destroying our neighbourhoods! The Saanich development department ignores blatant bi law infractions! They rely on neighbours to report which is very dangerous in many cases.
<b>183</b>	Ease off on the tree protection. Other than zoning trees are the biggest impediment to development. It is so expensive and exhausting to go through the process of getting Saanich Parks to let you do anything. I get the idea but it's too much and you can't seriously talk about improving access to housing if you don't accept that it means fewer trees in some areas.
<b>184</b>	These ambiguous statements could mean anything to different stakeholders.
<b>185</b>	more vague ideas in language only an urban planner could understand
<b>186</b>	Steer away from purely profit motivated building projects
<b>187</b>	Tell me in simple terms soml can understand this. I have a Madters' degree and this is not understandable, I cannot support if I am not fully and accurately informed.
<b>188</b>	It is important to be transparent about the cost of these strategies and how we will fund them.
<b>189</b>	No
<b>190</b>	Quality of life of the current homeowners. We're major stakeholders, and you're ignoring us.
<b>191</b>	A new OCP is required to provide clear direction for support of increased density, height and overall growth!
<b>192</b>	Project approval must be tied to quality contractors who will qaurantee affordable outcomes based on local average incomes and not regular market rates.
<b>193</b>	The current intended Housing Strategy resources are developer subsidies. End them. "Developers" want profit, not housing justice and security.
<b>194</b>	Make incentives in developments for first time homebuyers, or even have mandatory programs for any development. Example in Victoria: 15% off the sale price of a new build townhouse to first time home buyers, but that townhouse must be sold to another first time home buyer in the future.
<b>195</b>	Zoning or bylaw changes should not be at expense of saanich's ecological diversity
<b>196</b>	Engage with developers and builders who have been asking for change and living in the mess of Saanich processes to understand what the issues are and how best to align objectives
<b>197</b>	always the same - VIHA mismanagement - patients at Emerg in Victoria are verbally and emotionally abused
<b>198</b>	Right now developers seem to be favoured over current residents. Community engagement has been dismal and 'consulting with stakeholders' appalling
<b>199</b>	Lower rent prices
<b>200</b>	Strategy 4.2, refer to my submission on the previous page. It is unrealistic not to expect that there will be money to be had during all of these builds and why not...just continue to focus on the big picture.
<b>201</b>	Will adequate resources come from increased taxes or the proposed casinos. How to balance our carbon footprint with zoning and bylaw changes. Encourage walking and cycling urban light rail not increased car density
<b>202</b>	Lowering the barriers for the right kind of projects.

<b>203</b>	It is possible for private developers to build lower cost options, but density must be allowed to go up.
<b>204</b>	I do not support "density bonuses or zoning", the infrastructure does not support this. One example is our parks, they are overrun as it is and are quickly degrading, additional density is only going to exacerbate this situation. I do not support a "Saanich Housing Corporation", this should be done within the existing CRD, removal of this from 4.6 would move me to support that section.
<b>205</b>	4.4b sanctions nimbyism. Housing a human right. Make strong zoning and housing laws that start to reverse the trend of rich people using up vastly more space per person for housing and creating vastly more GHG emissions than poor people. For new builds, prescribe a maximum square footage allowed per household and a maximum lot size per household and have higher and higher fees and taxes the closer to maximum one builds.
<b>206</b>	no
<b>207</b>	Amend zoning bylaw to authorize multifamily density for co-housing projects only. I'm very pro development as a solution to the missing middle housing crisis, but there needs to be a direct advantage for grassroots co-housing projects. Individual collectives cannot compete with developers if they are subject to the same zoning restrictions.
<b>208</b>	I am concerned that 4.4B is a poison pill. While I accept that a tower may not be appropriate in a quiet residential neighbourhood on the edge of the UCB, this could easily mean neighbourhood by neighbourhood fights about garden suites. I'm also not convinced that any neighbourhood couldn't at least accommodate townhouses, and I could see this capping things at garden suites or basement suites..
<b>209</b>	"reduced barriers to housing affordability" ? never happen
<b>210</b>	Incentives for environmentally conscious building should be made a priority.
<b>211</b>	Do not ease off on regulations and process unless proper design guidelines are in place. Need to consider the long term impacts on neighbourhoods, not just the immediate approval process.
<b>212</b>	Stream line the existing system for all housing. All housing is affordable housing to someone and we need supply.
<b>213</b>	Take the power poles out of the sidewalks. Like come on thats just pitiful
<b>214</b>	No municipal tax payer funding. A lot of these plans will lead to higher density. Count me out.
<b>215</b>	4.1 and 4.3 while admirable to want to reduce barriers and speed up approval processes, as described there would not be enough protections to prevent projects that as things are now, would not go through. And should not. Reasons for time to look at each project carefully.
<b>216</b>	4.4B this sounds like some neighborhoods will be unfairly burdened with supportive housing while rich neighborhoods will be exempt.
<b>217</b>	4.1: affordable housing projects should not get a free pass or be scrutinized less than any other proposal; they must follow the rules and be a good fit for neighbourhoods too. Evidence-based decision making would be wonderful though, but I suspect any evidence would just be ignored or doctored so I don't trust that these buzz words would accomplish anything.
<b>218</b>	Coordinate with Island health to consider mental and physical health in relation to crowding in housing.
<b>219</b>	Make sure reduced barriers to housing development do not compromise the environment. Build up, not outwards. More condos and residential spaces on top of shops etc

<b>220</b>	I support this as long as it doesn't mean local government just ends up making the decisions without consultation
<b>221</b>	In a time of global climate change, overpopulation and massive negative impacts to our natural environment your housing strategy does not even give mention to environmental concerns. No thoughts towards some kind of tit for tat approach where developers would have to contribute to an environmental fund? No concerns for mature trees in neighbourhoods? No thoughts about native plant landscaping? Nothing. Stop promoting status quo solutions, get creative, and give MUCH more consideration to nature.
<b>222</b>	I strongly believe the community should continue to weigh in on newly developmental projects. If a developer/builder wishes to come into a neighborhood, that a feasibility study be completed at their expense with a community review. Saanich district needs to define what exactly "affordability" means.
<b>223</b>	4.1 Affordable Housing Project, is a residence with a suite considered an affordable housing 'project'? 4.3 I strongly oppose because this statement gives no regard for the parking crisis that already exists in residential neighbourhoods. 4.4B is essential to meeting the recommended principles.
<b>224</b>	Rather than create an additional Saanich Housing Corporation, work with the CRD. Emphasize acquisition of older complexes that can be renovated as a less costly way of adding units than building new.
<b>225</b>	Again address parking and then consider where to go from there.
<b>226</b>	This questionnaire is very poorly designed. For example strategy 4.3 has 3 very different sections (A,B,C) and it is not possible for me to give you one 'support' answer (strong 'yes' to ... strong 'no' ranking (5 choices) when A, B and C are very different strategies. for all 3 which is what you are asking.
<b>227</b>	So far the Developer is king/queen. Prices are in line with maxing their bottom lines. All activities must be developed in concert with all regional, provincial and federal partnerships. This is a primary reason for merging and integrating.
<b>228</b>	Reduce barriers to build the right supply. Charge more for zoning changes that only enrich developers
<b>229</b>	Development needs to consider that just because there is access to transit, doesn't mean everyone is going to use it. Developments need to plan for the current environment and realities, not just the ideal scenarios.
<b>230</b>	This whole scheme is a Developer's dream. Where are my rights as a single family living in a single family home being represented?
<b>231</b>	none
<b>232</b>	are DCC's included as part of the review and update in the financial considerations for strategy 4.2?
<b>233</b>	Any successful strategy must address the issue of parking by acknowledging that we are a car-based municipality, and that reducing parking requirements while not increasing transit options will lead to neighbourhood issues that will be difficult to resolve
<b>234</b>	Appropriate preferential treatment will be given to housing for low - and middle-income families
<b>235</b>	I am not in the building industry, however had heard builders avoid Saanich as it's the most bureaucratic place to get approval
<b>236</b>	4.4 has the potential for abuse by the "not in my backyard" folks

<b>237</b>	No increased taxes to support the creation of the Housing Advocate
<b>238</b>	I think any changes to zoning or moves to pre-zone should be done through the community associations and residents during Local Area Plan updates.
<b>239</b>	Take decisive actions as outlined above and in particular make sure that official community plans are just not status quo documents. Also under the Canadian charter of rights Canadian should be allowed to live in any neighbourhood and therefore no affordable housing or supportive housing application can even consider classifying the type of population coming into a community. Also there should be less attention given to the style of new construction that it needs to reflect or copy older style..
<b>240</b>	Item 4.4B seems like it may be in conflict with 4.5B: there are areas of Saanich that badly need more density; this can leave the door open for past development that is no longer appropriate to hamstringing the "right size" of density in a specific area. Saanich has a tremendous amount of single family home properties that could slow a lot of strategic density planning around village centers through 4.4B.
<b>241</b>	While seeking to house the homeless, providing affordable housing options, and building sustainable, diverse communities, we must not give "carte blanche" to property developers and Council to build endlessly and cram ever more people into existing neighbourhoods, spoiling what is attractive about Saanich living.
<b>242</b>	4.1 and 4.2 - need to explain in layman terms and ensure done in the best interest of the community; 4.6 -seems like another level of government, need to use other level of government resources; other - important to have performance measures to see what you are doing is working
<b>243</b>	Be consistent and apply existing guidelines/standards equitably.
<b>244</b>	A lot of this sounds like time wasting honestly. You want to spend time and money making websites and hosting reviews when people need housing now. How about skip making websites, skip making new Saanich Housing Corporations and start fixing problems.
<b>245</b>	Change the zoning!! Rather than reviewing each application individually, just change what each zone is allowed to do - it would be so much more cost + time effective.
<b>246</b>	4.3B I do not agree reducing Parking requirements below 1 space per unit, it causes too much congestion on the street.
<b>247</b>	The key is to avoid rezoning applications to make it the exception, not the rule. The community plan needs to reflect the housing needs of the community. Housing needs (4.4) are appropriately determined regionally, not local. Suggest collaborating with Victoria, View Royal, Oak Bay. On 4.5, Saanich has little influence on equity but is still worth doing.
<b>248</b>	by including and improving the public input and staying away from dictating
<b>249</b>	I support the need for increased senior care and bylaws to support that however the bylaws to change parking requirements should be kept the same AND SUPPORTED. Most developments that have been approved and built in recent years have considerable parking problems associated on the neighbourhood streets. Look at the one at the corner of tennyson and boleskine. CONSTANT problems between the development residents and the SFD residents.
<b>250</b>	The Rural Saanich Community plan is over a decade old and does not reflect the current population or housing situation. At minimum, this plan should be reviewed and updated with adequate input from the current or future residents. The Mayor of Saanich himself has ignored this plan when looking at developmental permits yet the community at large is still required to

	utilize these outdated docs to guide them. Permitting process is cumbersome and not designed for success. Too much red tape.
251	4.2 completely UNCLEAR - poor language - check how any people thought this one was a mess - poor design - re think
252	again define affordable. We must be guidelines and policies in place so we do not end up looking like Langford!!
253	adding more permits ? = \$\$ and time 4.2A suggests changing the OCP/ negative, 'Housing Advocate ' ? more salaries for doubling up on already existing positions/. Spending tax dollars to beef up municipal employees creates too many layers . Lets deal with what exists ! COVID has caused many of us to have less , not more. Saanich must appreciate this current climate. Lets recover first. Firmly against adding more employees by creating more ' roles ' we need ACTION; not more studies and role creati
254	No point in going through this exercise if it will not be implemented. There is lots of planning and not enough action.
255	Again, this all sounds like busy-work with no tangible goals.
256	Does Canada Mortgage and Housing still offer support for affordable housing; especially for new co-op builds?
257	Local area plans need community input. We have chosen this area to live because of the LAP. It is unfair to the residents to change the plan. We already have a low income housing complex next door. I do not think it benefits anyone having densification in an established neighbourhood that already feels congested and 'full'. All the zoning laws and the approval process are necessary to provide time for the residents/ taxpayers who will be impacted to give their input and hopefully be heard.
258	Ask the province to abolish the ALR which massively reduces the amount of land available for development.
259	Housing strategies only seem to focus on creating low cost housing with no consideration towards balance of kinds of housing or protections for the number of single family homes.
260	Relationships with developers and quality community minded developers. This is a hard process as development is primarily focussed on profit
261	I like the concept of 'building complete communities', rather than infilling the existing neighbourhoods.
262	Once again, difficult to tell what the outcomes of these actions/strategies will be.
263	This could be used to the advantage of those building through back door shortcuts... Which may have an opposite effect
264	abolish zoning
265	Revoke the new municipal policy that allows landlords to cram up to 6 people into a house. Increased residential traffic.
266	Concern about all of this section. The language seems consistently to be about removal of community input, diminished respect for the role of OCPs and LAPs, a tipping of the scales towards development without a credible reassurance that this level of development pressure is really necessary. There is a lack of even a mention of the broader impacts of this level of development on Saanich overall. I am interested in 4.6 C. In general I am not feeling trusting of these initiatives.
267	Place limits on reducing barriers. Ensure that all building permits fit with the local community plans. Ensure that bylaw and otehr changes that related to building permissions are not

	changed without serious and authentic consultation with the residents of Saanich. Also build in consideration of treaty lands and Indigenous land rights.
<b>268</b>	Saanich must continue to support public participation in all major development decisions. The LAP process has served Saanich neighbourhoods well. It would be regrettable if this were replaced with a centralize planning process. In general there's a lot of jargon used throughout the document and it's hard to understand the implications of a given strategy. or combination of strategies.
<b>269</b>	Most of this is encouraging, but I find government can sometimes be too set-on-course with their plans, there should be some flexibility allowed to adapt.
<b>270</b>	Again there needs to be a separation of affordable housing, supportive housing, and geared to income subsidized housing. Don't forget seniors and the disabled. We need a home with a pet and a balcony and maybe the option to have a roommate so we aren't so lonely. Not a tiny shoebox on wheels..
<b>271</b>	MISSING AN IMPACT STUDY ON THE ENVIRONMENTAL AND MENTAL STRESSES ON HOMEOWNERS/FAMILIES/RESIDENTS.
<b>272</b>	Keep home ownership a local thing instead of allowing foreign purchasers to buy and buy until our children can no longer afford to buy here
<b>273</b>	reduce planning-everything-up-front approach, instead utilize ongoing iterative change informed by high-quality land-use open data
<b>274</b>	This is all important, but it could be a simple zoning/process change to redevelop RS zoning without community support
<b>275</b>	Speed up the process way to much talk not enough action
<b>276</b>	i hope that we are speaking of all ages and levels of income not just housing homeless people
<b>277</b>	Leave housing to the pros. Stop jamming in bile lanes without input from the residents and every street does not need a segregated bike lane.
<b>278</b>	Who's is benefiting from this? Developers? Real Estate Companies? Let a neighbourhood decide what it wants - not what can be done To it!
<b>279</b>	Streamline and efficiently set up the rezoning application process online.
<b>280</b>	Ensure strategy 4.4B is given a very high priority so that local communities can maintain their unique character and not be over run by the housing strategy.
<b>281</b>	Second Hand Smoke Issues
<b>282</b>	its all very wish washy .... it sounds like typical politcal jargon that we hear from the politicians and press
<b>283</b>	See my earlier comments about the lumping of these ideas under the strategies- some are good while some are simply just adding staff and headaches esp the agencies that does what CRD already is doing!
<b>284</b>	Simplification of approval processes should not trump meaningful community input. The so-called 'barriers' are there for a reason- to ensure that all views are heard and a compromise can be reached.
<b>285</b>	Zone for 4 and 5 bedroom condos and town houses so families can continue to live and work in this city. Continue to permit as much building as you can until income to purchase prices come back into their historic range and use that as your benchmark. Compared to the goal posts you have here, a price to income benchmark is much more simple which means you'll be better able to tell if you're getting close to your desired outcome.



286	When i read tge word "priorities" i know tgat disabled people will always below on the list, if on the list at all. Disabled3a d seniors need to be higher priority. Young people including young parents are much more mobile than disabled and seniors and can live further away from amenities.
287	What about environ,ent? Climate change. I haven't seen mention of this anywhere yet(except in the intro). Does council understand the need to preserve the trees to have a livable city in the next 20 years?? Not only will the denuded neighbourhoods be less attractive, they will be hotter and less livable.
288	Changing bylaws is not advantageous for current homeowners, however it is a huge advantage for developers. I don't want to see all your housing initiatives padding developers pockets.
289	We don't need excessive research and red tape.
290	If streamlining the process means no parking, no green space and no in suite laundry, I am not in favor. If giving tax incentives and subsidized rents or rent control is on the table , I would like council to consider these options. Municipal land should benefit the citizens of Saanich not the developers making unrestricted profits.
291	Combine Resilient Saanich Technical Committee with Saanich Housing Task Force to provide insight and balance to both committees. Compatible outcome. Keeping separate means working in isolation with competing objectives
292	My friend lived in a mixed income building in Vancouver. Indigenous people were housed on the first two floors, in smaller units, locked out of the garage and garbage disposal areas, while white and wealthier people lived above with larger units and patio's. That is an example of unequitable and unjust housing.
293	4.3B is scary: Increased housing density brings traffic, noise, pollution, parking and safety problems. 4.6A: this had better not mean we have to pay higher taxes. Housing the homeless, providing affordable housing options, & building sustainable, diverse communities are laudable but there can be no "carte blanche" for property developers and Council to build endlessly and cram ever more people into neighbourhoods, spoiling what is attractive about Saanich living.
294	Having the right people definitely monitor progress
295	(Que. 19, 4.3 - It's pretty evident that the desire is to eliminate LAPs and weaken authority of the OCP! Que 22, 4.6 - Do not support "Housing Advocate" position. This should not be needed ex-of Saanich Council, staff.) Not at all inclusive as to respondent pool. You lose my support in your attempts to gather information. The language used is vague, convoluted, full of academic jargon, lacks clarity and simplicity.
296	NA
297	co housing strategy
298	This survey is not playing fair with us: too complicated and longer than promised.
299	# 4 sounds like its for developers and not sure if, like me, your average Joe Blow will understand what your talking about. Always helpful to remember who your audience is.....
300	- No new government roles for any of this work with what we have in place now
301	Perhaps the option of having a referendum on support for fast-tracking development and delegating citizens' authority to developers
302	out of sandbox again in several areas. Focus on your hubs and adjust zoning there. Other areas should be different or your contributing to sprawl and destruction of neighbourhood

	characteristics. The university area plan is not good - you'll end up with huge conflicts. focus again on the densification of Shelbourne valley area only within say .5 km.
<b>303</b>	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
<b>304</b>	Regular home owners should be able to go to to the next level of intensity by right. Up until 66% of homes within a 100m radius of that address are at the next level. Then that homeowner should be allowed to proceed up to the next level of intensity after that.
<b>305</b>	4.6- these types of roles are often funded and don't achieve strong results. 4.2 CAC's should benefit everyone. There are already mechanisms in place for requiring affordable housing as part of a development in other municipalities. Also- side not, there should not be affordable housing in every neighbourhood. It should be focussed in a few that meet the needs of low income residents (bus routes, shopping close by, access to medical close by)
<b>306</b>	Ensure city planning staff are onboard they are the biggest barrier to land use
<b>307</b>	4.3 - Ensure that we are creating complete communities and complete streets to support residents, which aligns with updating parking requirements. Fully support the mixed use model.
<b>308</b>	Reduce cost and time it takes to rezone for infill housing. I live on a double lot in Saanich. In order to subdivide and build an additional smaller affordable home, the cost and time it takes is prohibitive to the average homeowner
<b>309</b>	Emphasis on Passive Housing Construction; protection of ALR lands; emphasis on restriction of parking congestion
<b>310</b>	Don't create policies that prevent the market from responding to consumer demand. That will lead to a net reduction in investment which in turn increases prices due to reduced supply.
<b>311</b>	The area within easy walking distance of the frequent transit network (existing and planned for near future) should be mapped and considered in every action. Consider creating a special zone taking good transit access into account.
<b>312</b>	I'd prefer strong, simple policy mechanisms with proven efficacy; rather than an inclusive hodgepodge of scope that is beyond the reasonable capacity of bureaucratic resourcing.
<b>313</b>	I think there have already been restrictions eased, as is evident by all that I can see. We need careful, planned strategies that look seriously to the future and what we want our community to be like. Development is already too lax and community/ neighbourhood input has been shut down in many instances. This needs to be improved. t
<b>314</b>	Need to make sure that by implementing a strategy that the impact on the Community as a whole is considered.
<b>315</b>	I don't support paying more to Saanich in order for them to provide hand outs to others or pay for new salaries. Nor do I support anything that will reduce the value of our home.
<b>316</b>	4.3a - an example of "social engineering" and way, way beyond what should be the role of a municipal council. 4.3b - suggests a relaxation of current parking requirements to reduce barriers to development. The current lack of enforcement of existing parking regulations is destroying neighbourhoods. 4.5A - "develop and apply an equity lens to reduce inequity" - another example of social engineering which is the purview of more senior levels of government.
<b>317</b>	4.3B if parking is to be reviewed, it must consider the present realities that impact neighbourhoods. This includes the fact that our residential streets do not have sidewalks and are shared by all mobility modalities. 4.3 some good proposals others need clarification. 4.5 is unclear 4.6 do we really need another staff member for this? Why is 4.4 a low priority?
<b>318</b>	More details!!!!

<b>319</b>	I would support efficiency if it was reflective and supportive of local area needs and is balanced with the unique character of a neighbourhood. Without effective planning it will create lots of density but not community.
<b>320</b>	Only do what can be done in a timely fashion and cost effectively
<b>321</b>	4.3B will cause problems in the future. You cannot charge up your EV when it is parked a block away on a side street.
<b>322</b>	not enough mention here of community concerns, character preservation, or environmental issues
<b>323</b>	Housing-related by-laws in place are often winked at, or ignored, as far as I can tell, in spite of all the work that goes into creating them. Suggested changes are often "after the fact".
<b>324</b>	Change policies to ensure that family make up don't necessarily include minor children but could be two plutonic disabled people supporting one another or adult children being a caregiver to a parent etc.
<b>325</b>	In the main we think this is good BUT never at the price of any green spaces OR farms.
<b>326</b>	Make it more challenging/impossible for people to buy affordable homes and turn them into unaffordable homes (eg, a house near me sold for approx \$600K in 2012 was "renovated" and sold for \$1.8M in 2020 - this removes affordable homes from market, happens way too often, & decreases diversity of who can live here because only the rich can afford it)
<b>327</b>	There isn't enough space to enumerate the means of improvement and I could write a book - but won't.
<b>328</b>	Re: 4.3B - Parking restrictions/bylaws on residential streets should be tightened not loosened regarding all forms of rental housing in order not to clog/overcrowd streets with excess vehicles. For current and new residential suites, tiny houses and rental rooms, and for new rental apartment buildings, parking for ALL residents living on the property should be provided on the property and not on the street.
<b>329</b>	I find Focus Area A somewhat confusing. In A.1 talks of simplifying and streamlining and then in A.1B you immediately talk of implementing a second phase - how does a second phase streamline anything? What is pre-zoning and how does that promote diversity? (A.3 A) Do we really need yet another level of government (A.6 C) Any review of parking requirements should always be to tightening the requirements, so as not to have excess cars parked on streets - min. one parking space/unit. (cont. que 26)
<b>330</b>	The municipality is not the provincial government - we do not need another separate corporation - stay within your jurisdiction.

## Focus Areas

### Focus Area 5: Strengthen Partnerships

Encourage development of innovative and affordable housing solutions by strengthening existing and new partnerships and capacity building opportunities.

The questions in this section ask about your level of support for the strategies and associated actions provided in the table below.

Focus Area 5 Recommend Strategies and Actions

Action Number	Recommended Action
STRATEGY 5.1: Strengthen existing partnerships and build new partnerships across all sectors to achieve objectives and goals of the Housing Strategy.	
5.1 A	Work with government and community partners to identify the most effective ways to support the delivery of affordable and innovative housing on their land. Potential partners include regional and senior levels of government, faith-based and non-profit organizations, and academic institutions
5.1 B	Seek opportunities to build new relationships and enhance existing partnerships with neighbouring First Nations governments and Indigenous organizations dedicated to addressing and supporting housing needs. Commit to engaging with local First Nations and urban Indigenous communities to address housing issues and opportunities.
5.1 C	Facilitate and incentivize partnerships directly between non-profit housing providers/community service organizations and private housing developers with the intent to create new housing opportunities using creative approaches.
5.1 D	Develop a toolkit outlining partnerships options from advocacy to full participation.
5.1 E	Proactively establish relationships with community partners and the housing development sector to identify opportunities to reduce barriers in moving through the District's development processes.
STRATEGY 5.2: Advocate to senior levels of government for additional tools and funding to facilitate the implementation of the Housing Strategy.	
5.2 A	Advocate, in partnership with the CRD and regional municipalities, for increased tools and funding from senior government for new affordable housing and to support implementation of the Housing Strategy.
5.2 B	Advocate to the Province Government to establish Land Value Capture Tax legislation.

24) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 5.1 Strengthen existing partnerships and build new partnerships across all sectors to achieve objectives and goals of the Housing Strategy.

Respondents: 948

Choice	Percentage	Count	
<b>Strongly Support</b>	24.68%	234	
<b>Support</b>	42.19%	400	
<b>Neutral</b>	20.99%	199	
<b>Not Supportive</b>	6.86%	65	
<b>Strongly Not Supportive</b>	5.27%	50	
<b>Total</b>	100%	948	

25) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 5.2 Advocate to senior levels of government for additional tools and funding to facilitate the implementation of the Housing Strategy.

Respondents: 956

Choice	Percentage	Count	
<b>Strongly Support</b>	33.68%	322	
<b>Support</b>	34.62%	331	
<b>Neutral</b>	18.72%	179	
<b>Not Supportive</b>	6.28%	60	
<b>Strongly Not Supportive</b>	6.69%	64	
<b>Total</b>	100%	956	

26) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?

Respondents: 231

#	26) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?
1	5.1.E - Depends what "reduce barriers" means. 5.2.A/B - Relies too much on sr. governments, therefore, strategy will never be implemented in a timely fashion.
2	Lobby the Federal government to incentivize housing, especially purpose-built rental.
3	I SUPPORT partnerships with: other levels of government, non-profits, academic institutions. I am suspicious of partnerships with profit-oriented developers.
4	Municipalities alone cannot address the housing crisis. Successive decades of divestment from the Federal government has contributed to social housing being decades behind in growth.
5	Why was there no members of the indigenous communities any elders on the task force this is hypocritical
6	And try to ensure that our actions and goals are congruent with our partners to minimise conflict
7	51.C needs to be "top of mind" with every development
8	Land Value Capture Tax makes me very nervous as it is not well explained how it will impact already overburdened taxpayers
9	Figure out how to implement the strategy without outside assistance by focussing on community level solutions, ground up rather than top down. Give Community Associations a formal role.
10	This housing issue is bigger than this municipality. Saanich is ill-positioned to deal with this on its own and should instead defer to senior levels of government to steer the municipality through this. This is a provincial problem and provincial, not municipal, tax dollars should fund any potential fix. Not Saanich, especially not with municipal tax dollars. Saanich has had a large hand in creating this mess and doesn't have the capacity or expertise to address it. Realize your limits.
11	reduce the number of strategies. This report is full of things that will never be done. Consultant did a lot of cut and paste work.
12	Local Gibraltar have the ability to implement land value capture through CACs or other form of land value taxation. There is no need to involve the Province. In addition, the Province already has tools to support affordable housing - see the HousingHub.
13	These are not a municipal government's mandate. These are a gross push to create huge government and overburden tax payers.
14	What are you talking about when you say strengthening partnerships? Partnerships with who?
15	Instead of asking for more taxes how about create some lots so we can increase the number of people in Saanich paying taxes
16	Increase focus on gaining funding from senior governments
17	Advocate to the provincial government to increase taxes on people who own more than 2 residential properties. These people are trying to be property barons, while destroying the dream of home ownership for middle-class metro B.C. residents.

18	Ensure this strategy retains a high priority with quarterly reviews rather than fading after some early wins.
19	It is very difficult to get changes with a municipality never mind getting permissions from elsewhere- Saanich needs legislated autonomy.
20	More focused on what the local want and not a few keen councillors who may be idealistic but do not have adequate life experience to really understand all sides.
21	Amalgamation of the CRD into one City will greatly enhance our ability to leverage funding from other levels of government
22	focus on less density
23	Increasing non-profit housing for seniors and others should be high on the priority list. Also working with provincial governments to include more medical facilities/family physician sites for neighbourhoods within Saanich.
24	Look we will be in govt and Provincial debt for the next 30 years so don't ask them for more of our tax money. Just figure it out without going to gov;t for more money all the time.
25	ok
26	It just seems whenever anything is partnered with the BC gov they have a habit of just bulldozing and doing what they want with no local conversations. I'm not a fan of this so this is why I don't support partnerships.
27	More jargon: "Land Value Capture Tax". Huh?
28	I think Saanich is already doing a great job in comparison to other municipalities. Keep up the good work
29	You're on the right road.
30	Provincial, Federal and Regional partnerships essential
31	Any public sector lands and buildings that appear underutilizes should be identified for partnership opportunities on housing. Post-pandemic commercial office buildings might also become available for this use...
32	Partnerships such as you propose amount to nothing more than giving lobbyists access and influence to the process.
33	If local govt cannot afford development..then they are building beyond their means.
34	I don't know what Land Value Capture Tax legislation is
35	No
36	Again, the term "affordable housing" needs to be defined ... it is a "motherhood" type of wording - much like the "middle class" which doesn't really clarify demographics
37	5.1 A, B, C, D & E are critical to achieve this goal.
38	Again I am nerovuse about /community partnerships/ becasue it may just be developers. WE need to alert our raffected residents more directly and before public hearings.
39	again a lot of repletion. This document is by far too complex. And the recommendation is for less DCC's and on the other hand a Land Value Capture TAX . WOW. That should make the accountants and appraisers rich. Someone always wins! and it is the not 56 year old with mental health issues
40	Perhaps some more permissive legislation at the provincial level may help.



41	allow community input from the very beginning of the development process.
42	5.1A As a large institution on a large amount of land that holds tens of thousands of students and employees, UVic could continue to contribute to the housing solution by building more student housing. It could also build on-campus faculty housing, as other universities located in expensive housing markets have done. This would free up more rental housing in the region.
43	Partnerships with school districts for housing in return for land swaps elsewhere where they need to build schools.
44	Maintain convictions that the strategy plan is more important than commercial interests
45	Not needed. Just let Saanich homeowners build Laneway Houses and duplex their single family homes.
46	A bit vague with too much jargon in some cases. Can't support what is unclear.
47	Pricing housing based on income and ability to pay.
48	More room to write my thoughts please. As I have been trying to say is that it is not enough in my opinion to look at housing strategy, reZoning, garden suites, back yard suites, upstairs suites, more rentals etc. until there is a comprehensive study on storm water management in Saanich. Obviously the infrastructure cannot keep up with the water runoff as it is. Therefore it seems unreasonable to expect me to agree to more when we can't handle what we have. This is a huge problem.
49	In the case of supportive housing, ensure the provincial government provides the medical personnel to assist.
50	No
51	Make sure you are not co-opted by any of the "partners". Hold out for the values you have put forward here.
52	Absorbent lumber prices, working from home, early retirement, single seniors and future pandemic lock downs should be permitted to build smaller energy efficient units at lower cost.
53	Less government involvement is preferred to more government involvement.
54	Strategy 5.2 may be even more use full build off this.
55	This section should have allowed response to each component, i.e. I strongly support some of the components of 1.1 and am not supportive of others. Someone should have proof read the questions so far; there are many spelling and grammar errors.
56	Municipal government is not a useful "partnership". Just get out of the way.
57	Integrate all Saanich strategies -dont just focus on housing but try & balance across strategies-climate/Res Saanich etc. Landbank & preserve biodiversity areas.
58	Abolish single family zoning, allow up to 4-plexes by-right
59	Partnerships, in and of themselves, do not drive accessible housing - it is dependent on the motivations of the partners.
60	Land Value Capture Tax appears to punish and push out long term residents who don't want all this development and won't be able to afford the extra taxes.
61	language too vague...could easily (and undoubtedly) be slanted in complete favour of development and destroy character of existing neighbourhoods ....as we are currently witnessing in Saanich.

62	We must see continued investment from other levels of govt after many years of neglect. Saanich cannot fund this on our own. And the private sector requirements for profitability will not see enough affordable supply come online.
63	Stay out of funding as CMHC is set handle this.
64	More levels of government wont solve the problem. take action and figure out how to get affordable housing built fast and without red tape.
65	How the land appears on the outside should be addressed / or have rules in place. No junk, or debris left laying about, respect of the land and affordable housing should be of utmost importance. Whether they own the property or rent it, it should be well cared for. Big corporations can hire groundskeepers, but landlords with one house are not able to do so. Rules for noise levels. Parking spots on site / one spot per household , even if it is on the bulavard, is not an unreasonable request.
66	Currently it appears that many applications are approved regardless. There are two houses specifically that did not meet code and were approved anyway.
67	If item (25) is a hint towards eminent domain purchases, yes, please do.
68	Again, concrete actions are needed. Partnerships are vague. Who is supplying the land and the funds and why should municipal governments who cannot provide affordable housing overall specifically fund First Nations housing when it is a federal obligation? I'd prefer the housing to be needs based on income and family size.
69	Deal with the province to stem the flow of new arrivals from other jurisdictions to Victoria by way of funds to deal with the situation at hand.
70	Please, let's not entertain using UVIC housing as "stop-gap", as has been suggested by Victoria City council?
71	Lobby the province to make blanket upzoning the default. Force selfish people who want to build a single family home to jump through extra hoops to attempt to justify their selfishness.
72	One of the relationships that currently needs strengthening is the relationship with the residents. The current council seems bent on massive development regardless of the wishes of the residents. e
73	5.1 I really don't think will be effective at all
74	We don't need another level of taxes. To place a land value capture tax would disincentive new development.
75	none
76	Why would you include the First Nations? Have you looked a reserve lately? Just tax money down the drain!
77	Ask the Federal government to re-institute the Multiple Urban Residential Building tax incentive. Forty years ago the Canada Revenue Agency MURB provided a tax incentive (reduction in income tax) for people contributing to the building of townhouses and apartment and condo buildings.
78	A land value capture tax is a terrible idea and should be fought against.
79	Not suggest.
80	I don't support strengthening the position of for profit developers without appropriate checks on their ability to change land use without regard to environmental costs .
81	Do not detract from existing neighbourhoods in Saanich. It's what separates us from Victoria.

<b>82</b>	I have serious concerns about converting churches into housing developments . Keep in mind all the programs churches offer the community. 12 step meetings , day care , summer camps , mental and emotional well being , elderly feeling connected . Think of the opioid crisis . The emergency rooms for addicts and alcoholics are found in churches . For every action the municipal government makes there is an equal and opposite relation . Where will people go once you convert institutional land its gon
<b>83</b>	Land trusts
<b>84</b>	I'm not sure.
<b>85</b>	Do not focus on lowest income, focus on affordable housing for middle class
<b>86</b>	Unless Saanich changes its requirements for developers to contribute more to a more equitable housing stock, we need higher levels of government to pitch in. Plain and simple, this is a problem that needs financial backing to fix.
<b>87</b>	Developers should not be on council. The whole of Victoria is currently undergoing a massive development phase. The long-term effects to the community should be the first consideration.
<b>88</b>	More clarity on Land Value Capture(LVC)legislation is needed. It is unclear how LVC will affect existing residential properties that have infrastructure changes occur in their neighborhood.
<b>89</b>	Don't incentivize, it will be exploited. Address pure speculation and non-resident for profit activities by taxation, fees, constraints.
<b>90</b>	Leave the CRD
<b>91</b>	get other municipalities to join in the pleas to senior governments
<b>92</b>	Ensure your customers are receiving value for money the clients are customers buying services from Saanich!
<b>93</b>	Consultation with community groups is necessary when developing supportive or subsidized housing.
<b>94</b>	How to reduce taxes. Now, 25% of costs of buildings go to Municipal Development taxes and fees. That is not sustainable.
<b>95</b>	The foundation of a housing strategy needs to be implemented first. Community needs to be put at the forefront. Offloading this to other organizations that are not accountable to the community is a problem. We are not going to solve the issue here. We don't want communities to become inner-city with poorly run housing.
<b>96</b>	Not sure what a land value capture tax is, so I can't support it.
<b>97</b>	Input from local residents who will be mostly impacted by high density development.
<b>98</b>	Take out the land capture tax. There are many homeowners who can barely afford their home now, adding an additional tax on them can easily make their home unaffordable.
<b>99</b>	I assume the Land Value Capture Tax legislation is what I referred to earlier as capturing the land lift as part of pre-zoning. Municipalities clearly need more tools.
<b>100</b>	Sounds like a bunch of rhetoric and no meaningful action
<b>101</b>	Land Value Capture Tax!!! I just looked up what this was, and shame on you! So pretend that this will tax speculators and protect people renting and home buyers, but in reality its just an added property tax.
<b>102</b>	No Comment

103	Increased funding and tools from senior government is exactly what we need, affordable housing is exactly what we need. Building and strengthening partnerships sounds great-- particularly with First Nations governments--but care needs to be taken to not let developers use it as a foot in the door to fast track more luxury executive high end speculation properties.
104	the cost of land is the crux. partnerships build a few affordable homes. Never entire communities or enough affordable homes. Look at how to make land more affordable, that is the only thing that is going to make rental/housing affordable.
105	More engagement with local Nations and urban indigenous communities - 5.1B is great but like, be more intentional and determined about it.
106	Some of these actions and previous ones would require replacement of some existing government staff
107	██████████ destroyed my life
108	Working with Island Health for seniors housing projects
109	Double-barrelled questions subject to interpretive discretion
110	Give builders tax break to reserve a few units (10-15%)in each new build to house people in need
111	I do not support affordable housing in Saanich. Other municipalities are better suited for it. This whole strategy is a loser to my opinion.
112	Considerations for suites built for people with disabilities, rebates or tax incentives??
113	Communicate widely.
114	Collaboration is good
115	See section 1 comment on partnership with Cooperative Housing Federation
116	Land Value Capture Tax sounds like a good idea, but will have the unwanted consequence of forcing long term residents out of their homes due to unwanted infrastructure improvements in their area. How about Saanich brings down real estate costs by prohibiting/capping real estate agents from charging their outrageous fees? The buyers agent currently has no incentive to bring the selling price down when that will reduce their fee. Should be added to actions, Saanich panel is biased.
117	Community partners should not be limited to housing partners, but infrastructure partners. Daycares, preschools, doctors, dentists, coffee shops, community centres, walkways, green space...a housing strategy can't just be about housing.
118	Yes. The discussion of liveable communities. This includes properly designed buildings, tall trees, green areas surrounding the structures.
119	Drug consumption zones should be supported. They save lives and help homeless drug users receive important resources to find housing
120	More easily accessible
121	I'd like to go to senior levels of govt to get them to economical untangle our high mortgage debts.
122	5.2 B has a typo: "Advocate to the Provincial Government"

<b>123</b>	Do NOT want supportive housing and even low income housing ie westview has been very problematic for neighbors as they smoke in the park as CRD won't let them smoke on property. Many are very unneighbourly and even threatening.
<b>124</b>	An extensive increase in population in the CRD is not a long ter or healthy solution
<b>125</b>	Developers and real estate agents are already making obscene profits and are not paying for true cost of infrastructure required for these developments
<b>126</b>	Build condo's or other buildings but DON'T fill in backyards with garden suites!!!!
<b>127</b>	5.2 B is kind of a big thing. The devil is in the details but that's scary. My land value has skyrocketed but it doesn't mean I can afford to pay more taxes. And there have definitely not been proportional investments made by Saanich that justify increased taxes. If it's a nearby subway station in Vancouver then I get it. That completely transforms the neighborhood, it's character, expected uses etc. We don't have anything on that scale here.
<b>128</b>	Housing IS NOT a municipal level problem. Property taxes were NEVER intended to support community housing programs.
<b>129</b>	I think more emphasis on getting the private sector involved should be a priority. It's usually more efficient than government.
<b>130</b>	same issues
<b>131</b>	Look to other forms of funding. Real estate speculation is what has got us here. Let's look at housing as a social need not a money making exercise
<b>132</b>	As previously stated. Simplify it . Consider your audience.
<b>133</b>	Always good to work with others - especially when they have greater resources.
<b>134</b>	No
<b>135</b>	Partner with housing coops to provide the land and funding that crhc used to.
<b>136</b>	All levels of government must be engaged. We are having a housing crisis and it should be treated as such.
<b>137</b>	Saanich police don't have a clue how to handle mental health crisis
<b>138</b>	Is there a possibility of seeking out private sector partnerships?
<b>139</b>	More meaningful community engagement
<b>140</b>	Lack of afforatable places
<b>141</b>	Empower all members of society by facilitating home ownership instead of one person owning and renting out multiple homes.
<b>142</b>	There are plenty of tools in the hands of municipal decision makers to solve the housing challenges in our municipality. Focus on those. Where there is low hanging fruit for funding to projects, by all means lets go for it with provincial and federal grants. But, we can do a lot without these and we need to focus on energies on those actions.
<b>143</b>	5.2b needs more detail, please clarify
<b>144</b>	I believe Saanich has become an unwelcoming place for builders due to the numerous bylaw constraints.

<b>145</b>	Target covid recovery money. Partner with CMHC to lead the way as the co-op capital of the region. Advocate for a wealth tax, including on housing, so that More money is available for housing for all.
<b>146</b>	no
<b>147</b>	I'm not sure about land value capture taxes. Yes, without one property owners essentially get a windfall if the municipality does something. However, that also encourages more rapid conversion to highest and best use. I'm concerned that a land value capture tax could encourage, say, an empty nester sitting in a single family home on a big lot to just stay there instead of downsizing. I think it could act against housing affordability in the long term.
<b>148</b>	As someone who has a decade of experience in non profits, I can tell you that "creating partnerships" is just a reason for a group of people to get a free lunch once a month. You oversee the regulations in the area, instead of asking partners how you can help them, reduce the barriers you initially put in place
<b>149</b>	advocate to senior levels of government to adopt full time work from home and sattelite offices in different communities
<b>150</b>	Clear tangible startegies, that are more than motherhood statements
<b>151</b>	Amalgomate with other victoria cities so we do t waste money on everyones salary to do nothing. Its pretty embarrassing
<b>152</b>	I support every aspect of 5.1 but 5.1E. I do not agree with aligning with the development sector to reduce the process of district's development process. this is what I am concerned about - that a thoughtful development application process may be abandoned in favour of enhancing the developers' opportunities.
<b>153</b>	Increasing number of housing units built quickly cannot be the main driving force in "fixing" the problem. Quality of life is a necessary part of housing needs.
<b>154</b>	There is clarity missing about what Land Value Capture Tax legislation is. I would like it to be legislation that disincentives people from owning more than 2 properties.
<b>155</b>	I find these strategies basic and without substance as an individual who does not work in the public sector.
<b>156</b>	A land value capture tax is only going to disincentivize private developers and investors.
<b>157</b>	Stop using churches which do not pay taxes and can only accommodate a limited number of people to supply food kitchens and street people to take advantage of their kindness.
<b>158</b>	The questionnaire is poorly designed, as I mentioned twice before. This is a biased form of questionnaire, as strategy 5.1 has sections I agree with and sections I do not. You get a poor answer from me 'neutral' as a result. Even when there are only 2 choices under the one strategy (for 5.2) I am worried about 5.2B as a way to inzease taxes like the tax for the 'air' above a low profile building which is 'space' that could be developed, so it is taxed it not used.
<b>159</b>	So far the Developer is king/queen. Prices are in line with maxing their bottom lines. All activites must be developed in concert with all regional, provincial and federal partnerships. This is a primary reason for mergerging and integrating.
<b>160</b>	What is Land Value Capture Tax? Current owners of homes are not to blame for increase in value which is a result of supply and demand from local and foreign buyers.
<b>161</b>	Great idea work with partners.
<b>162</b>	none

<b>163</b>	5.2B needs to be further explored.
<b>164</b>	Strict requirements on the quality of new houses
<b>165</b>	Housing is definitely creep in scope for what municipal government is responsible for.
<b>166</b>	I think Saanich could partner with various interest groups for their input on housing needs relative to their client groups but I don't see government partnering with private business.
<b>167</b>	Create a much closer link between the private and non-profit sectors. Particularly incentivizing the private sector to work with the non-profit sector in the development of affordable housing. The funding for such initiatives could come from all levels of government. This type of action leverages community at all levels to produce affordable housing
<b>168</b>	Never happen but Greater Victoria should be one city; we are Waaaaay over governed!
<b>169</b>	Efforts under 5.1B should be in parallel with Truth and Reconciliation activities
<b>170</b>	Until I have trust and confidence in the Housing Strategy, I can only remain neutral in supporting its strategies and actions. Well-intentioned goals can lead to unforeseen and undesired outcomes. Beware giving power to property developers to profit from speedy approval process that do not allow for transparency and meaningful public consultation.
<b>171</b>	5.2 B yes use other levels of government, not sure what Land Value Capture Tax is...concerning if another housing tax
<b>172</b>	Government does not need to dictate or provide to us housing needs. People need to live where they can afford to live and not expect the government to give them more than they can afford given their income and skills. We are not a socialist land to that degree.
<b>173</b>	This is too much talk again. Stop caring about "community partners" and fix the housing issue.
<b>174</b>	Remember that your community partners include the people who are currently excluded from owning houses.
<b>175</b>	What is missing is a commitment to partner with neighboring local governments. Almost everything within this strategy should be done with the three southerly neighboring municipalities. Only then will there truly be an impact on real estate.
<b>176</b>	work with senior governments to expand into urban containment area
<b>177</b>	The level of stakeholder engagement and partnership for this very strategy was inadequate. Pandering to existing stakeholders while not including new ones or allowing individuals who are not connected through existing partnerships was disappointing.
<b>178</b>	Land Value Capture Tax legislation. - MORE taxes during COVID makes me wonder if my municipality has no consciousness
<b>179</b>	The time for this was long ago. At this point, more and more people are becoming homeless each year. My husband and I both work for the government, yet can hardly afford housing. How is this sustainable when even your government employees cannot afford to live? How can a society flourish when its not even sustainable for the very people upholding order?
<b>180</b>	This process would require long term planning which would delay housing needs that will be required in the immediate future
<b>181</b>	Include representatives from each existing neighbourhood to promote balance in making these decisions. 'Partners' suggest a majority of those only interested in creating low cost housing rather than housing that includes all that will be affected by decisions.



182	UVic & other post secondary institutions need to address its housing issues by developing on campus housing and investing in properties across Greater Victoria(such as unerused condo complexes) that they own, supervise and maintain.
183	I can see the developers salivating at this, let's get the government to fund our developments! Reduce barriers, provide funding, yay more profits!!
184	these are all fine recommendations but the time to act is now. it seems to me that we reinvent this wheel over and over again.
185	I generally support this section.
186	I strongly believe that supportive housing should not be outsourced to private companies as I believe that will lead to an overly profit driven approach.
187	Saanich has not lead the way for rational and responsible development. A number of Village Centre areas have languished that could have been improved years ago. Hopefully this initiative will lead to a more proactive approach.
188	Community partnerships are important, but I would not want these partnerships to come with caveats. Unless the caveats are going to serve marginalized communities, they should be looked at with significant scrutiny.
189	Where there are partnerships with government, there must be oversight. Some non-profit housing organizations are awful and downright dangerous to the tenants.
190	FOCUS ON HOUSING. LAND VALUE CAPTURE TAX SOUNDS GOOD BUT LEAVE TO THE PROVINCE.
191	This should be secondary. The focus should be simple changes to the zoning bylaw for redevelopment of RS zones
192	We live in a very generous and financially secure community. Rather than approach the government for partnerships, why not go to the business and private sector?
193	This is a prime example of over government does this survey need to be so voluminous?
194	again you are asking some fairly in depth questions and i have no knowledge of what is going on right now are we you are headed - would be helpful to learn more about this rather than just at the end being asked to participate in a huge survey whose issues are very complex
195	It would be nice if the Government could work together to protect the environment and also help with housing.
196	There is lots of first nation's lands that are available with no income. Possibly they would be interested in a more permanent arrangement for the lands looking to the future. Something to protect a buyer.
197	everyone wants more money .. try living with what is available .. not in dream land
198	How will supporting all this affordable and low cost housing housing be paid for? Will it be covered by increased property taxes for regular people like me? What is land value capture legislation and how will that impact me and other property owners? How can people support this??
199	Include existing communities as 'partners'.
200	Vet non-profit housing groups more carefully. Some are evil, like the Greater Victoria Housing Authority.
201	Do not allow the provincial government to continue its strong arm of tax control. As an example; the Speculation Tax as it is set out, is hurting people that the are not speculators! If a home is owned for 3-4 years and more, it is not owned by a speculator!

<b>202</b>	Having to apply with BC Housing, but then also ally at individual non-profits is a lot to ask newly disabled and seniors.
<b>203</b>	We need all levels of government engaged if any program is going to work long term.
<b>204</b>	Gov money is limited. Need to come up with innovative ways to arrive at affordable housing. Allow easy approval of subdividing properties. In our neighbourhood, only 2-3, maybe 10% could afford to buy the homes we live in. The rest have been here for decades. Adult children have moved back in, waiting for parents to die so they get a home. Meanwhile not allowed to cut a lot, say 1 acre, off so adult children could build or they could get \$\$
<b>205</b>	5.1 E is scary. It must not mean that development proposals can be fast-tracked to approval without meaningful, transparent community consultation.
<b>206</b>	(Strategy 5.1, Action 5.1 B - support. Action 5.1 C - "incentivize" = such as? How would "incentivizing" look in practice? Action 5.1 E - "identify opportunities to reduce barriers in moving through the District's development process" ..remove neighbourhood safeguard? Such as LAPs?) The verbiage used to provide a background for responses shows how out of touch Saanich has become with "all Saanich residents." At the very least, a Glossary should be provided.
<b>207</b>	need a co-housing strategy for saanich
<b>208</b>	See previous comments!!
<b>209</b>	Sorry. I did try and scan the pdf's but not sure what the Land Value Capture Tax legislation is...ESL folks are really not going to get this
<b>210</b>	-Do not allow these strategies to happen by allowing increase in Government and taxes!!
<b>211</b>	Churches are among the organizations in Saanich who own or retain control over significant land parcels, many of which are suitable for affordable, multi use housing or assisted living; partnerships or incentives should be explored to develop such parcels
<b>212</b>	be a partner but not the leader - don't have the resources to do this - something has to pay for all this and it will be taxes or lost service in other key areas.
<b>213</b>	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
<b>214</b>	I will support 5.2A if by senior levels of government, you mean health ministries. 5.2B is what is needed to get transit funded decently in BC.
<b>215</b>	Strengthen relationships if it leads to results for Saanich. Ps..this survey is too long
<b>216</b>	Regarding 5.2A, it doesn't matter how many tools and programs that Saanich develops. If councils say no to housing when neighbours raise concerns, programs won't be used. And please don't apply land value capture taxes to middle housing, or it becomes impossible to build and must remain luxury.
<b>217</b>	Fully support taking a regional approach to housing. Lack of action and barriers to building have resulted in the Westshore taking on the largest burden of building family homes, causing significant sprawl, and the impacts are felt by Saanich residents with impacts to traffic, and
<b>218</b>	As long as the word "partnerships" does NOT include housing developers
<b>219</b>	You missed a major partner: private sector, both large corporate as well as individuals with desire to invest in small projects
<b>220</b>	Include civil society groups in advocacy to higher levels of government.

<b>221</b>	Legislative reform (devolved powers including revenues, taxation, assessment differentiation) and RGS/OCP blankets normalising fewer rinkydink public hearings, but forcing same-zone building permits pass muster of sustainability lens. Charter liability protections would help too.
<b>222</b>	Against 5.2B
<b>223</b>	5.2B what effect would this have on homeowners?
<b>224</b>	5.1: Should include existing Residents' Associations - VERY important partners.
<b>225</b>	What are new partnerships???
<b>226</b>	Again, sure, but no detail so it doesn't mean much. I've been around Saanich too long to think otherwise
<b>227</b>	You can't do "everything" You are not going to please everyone Be realistic Be cost effective Be timely Set your priorities
<b>228</b>	not enough mention here of community concerns, character preservation, or environmental issues
<b>229</b>	Presumably, any work that can be done to nurture the relationships at a municipal level with other stakeholders is only going to be of benefit. Any crossover and information sharing will only help in the strategic initiatives.
<b>230</b>	(continued from que 23) What is bonus density zoning? If this current pandemic has taught us anything, it is that densification is not the best approach.
<b>231</b>	There are already well defined networks with not-for-profit organizations and other levels of government. There are no "new opportunities" to seek. EVERY landholder knows the value of their land - government federal, provincial and municipal can't afford to provide housing to everyone without adequate income.

## Focus Areas

### Focus Area 6: Enhance Community Engagement of Housing Needs and Initiatives

Lead the way forward with equitable and inclusive engagement, capacity building, and communicating housing needs and initiatives.

The questions in this section ask about your level of support for the strategies and associated actions provided in the table below.

#### Focus Area 6 Recommend Strategies and Actions

Action Number	Recommended Action
STRATEGY 6.1: Raise community awareness of housing needs in Saanich and building support for actions that improve housing affordability, choice, and availability.	
6.1 A	Development an outreach program to build awareness, social inclusion, local capacity, and community understanding of housing needs in Saanich and key directions of the Housing Strategy.
STRATEGY 6.2: Implement new approaches to engagement to support implementation of the Housing Strategy and to increase the supply, affordability, and diversity of housing.	
6.2 A	Collaborate with Community Associations and the Saanich Community Association Network (SCAN) to review and revitalize the role of the Community Associations, formalizing this relationship through a Terms of Reference and identifying ways Saanich can support Community Associations.
6.2 B	For new housing proposals that align with the Housing Strategy objectives, devise a mechanism, using both qualitative and quantitative information, to capture the voices of future residents. Prioritize incorporating perspectives of people who are facing significant housing challenges or barriers to participating in existing engagement processes.
6.2 C	Look for collaborative, constructive and accessible approaches to community engagement that support land use decisions and the development of housing.

27) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 6.1 Raise community awareness of housing needs in Saanich and building support for actions that improve housing affordability, choice, and availability.

Respondents: 938

Choice	Percentage	Count	
<b>Strongly Support</b>	29.64%	278	
<b>Support</b>	36.57%	343	
<b>Neutral</b>	18.98%	178	
<b>Not Supportive</b>	8.53%	80	
<b>Strongly Not Supportive</b>	6.29%	59	
<b>Total</b>	100%	938	

28) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 6.2 Implement new approaches to engagement to support implementation of the Housing Strategy and to increase the supply, affordability, and diversity of housing.

Respondents: 942

Choice	Percentage	Count	
<b>Strongly Support</b>	27.60%	260	
<b>Support</b>	36.09%	340	
<b>Neutral</b>	19.75%	186	
<b>Not Supportive</b>	9.24%	87	
<b>Strongly Not Supportive</b>	7.32%	69	
<b>Total</b>	100%	942	

29) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?

Respondents: 269

#	29) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?
1	All good.
2	6.2A - Leave community associations out of it. You have NO jurisdiction over an independent society. No TOR required.
3	Rezone all single detached into multi-family up to 6 units as done in Oregon. Eliminate local area plans and designate density via the OCP. Remove public hearing process if the project meets the OCP density.
4	Get back to updating local area plans, and update the OCP. That is how CAs should be involved. Policy should guide Council's actions, not just winging it.
5	Don't let nimby's determine our housing strategy.
6	Don't make the housing initiative objectives concrete, they should be guidelines and some projects that think outside the box should be evaluated on their own merit.
7	engage "future residents" is nebulous. It can be a blanket term which enables good or alternatively bad processes.
8	Engagement will be interpreted as marketing for developers. People already know the housing crisis is bad. Being clear about the nature and extent of the problem, and inviting solutions-building not limited to density and fielding wider sorts of visioning and complete community-building is an important frame for any engagement.
9	Was anyone on your task force actually a renter
10	Education as to why this is all of our best interests not just due to housing but also environment and financial sustainability is essential
11	6.2 A The devil is in the details, The words "terms of reference" could be of concern to some.
12	Saanich MUST communicate better and more openly with SCAN and local ratepayer associations
13	Collaboration with communities should be a consistent norm for all parts of the Strategy.
14	Not clear -Is this in connection with housing only? - Collaborate with Community Associations and the Saanich Community Association Network (SCAN) to review and revitalize the role of the Community Associations, formalizing this relationship through a Terms of Reference and identifying ways Saanich can support Community Associations.
15	Saanich ought to stay out of the development, implementation and administration of any new kinds of programs. It is already at capacity and needs another program to manage like a hole in the head. Saanich ought to look internally and address its inefficiencies before developing, implementing and/or administering more. Especially with municipal tax dollars, provincial tax dollars and oversight is what is required for this provincial issue.
16	This will only waste tax payers money. Awareness is not needed. Everyone knows Victoria is expensive.
17	6.1 will do little and will cost more than it is worth. 6.2 just creates even more unnecessary process that is getting in the way of delivering new housing faster. If the city is truly succeeding

	in allowing housing to be built fast enough, then they wouldn't need such meetings in the first place!
18	Stop segregating "affordable housing" to lower income areas of Saanich.
19	Educate residents on housing needs and discourage current automatic opposition to new developments by old residents
20	These are attempts at social engineering. Focus area 6 should be scrapped completely. 6.2B is a blatant attempt at removing the voice of the community by watering it down with theoretical future residents voices. Why does this document and the Task Force not respect community, neighbours, civic pride, and the environment?
21	Too much beaurcratic double speak I'm afraid. You start to lose your audience. Keep the questions shorter and more direct. I feel like I'm saying yes to the same questions without understanding the purpose of the question
22	Support, recognizing my comments re 4.4B.
23	In my experience, the community associations function to entrench the rights of those with means. Council needs to make decisions that are in the best interests of all current and future residents not just those with the financial means and time to advocate to Council.
24	Build a citizens committee to develop ideas to communicate the strategies and the implementation of the strategies and get this committee out in the public (community) to explain (and sell) the program. This is a different group than the implementation committee proposed in the previous sections.
25	You don't need to build an outreach program, you need to get to work densifying the city. Then housing will be more available/affordable
26	Stay consistent in implementation, incorporate in OCP, and motivate staff to follow spirit
27	This would be a perfect opportunity to get Community Associations engaged as conduits for connecting with residents in their neighbourhoods
28	Affordability may not be possible depending on your definition.
29	6.2 B is especially important for public engagement
30	You need buy in, but Saanich needs to incorporate a strategy that talks to having sound business plans/reasoning to support goos accomodation options- it is too easy to be theoretical in social initiatives without seriously looking at consequences. One only has to look at the gravity of poor decisions made in the UK.
31	6.1.A seems to be creating a pro-development propaganda instrument. 6.2 could easily be an attempt to muzzle the effectiveness of community associations.
32	This is so very, very one sided. It really is not a survey but a very obvious effort to gain favour for a presupposed outcome. This is not democracy. .
33	Would love a rethink of community associations. I was on the board of the Cadboro Bay Assoc and they seem a great vehicle for NIMBYism.
34	I do not believe building awareness of such a flawed document is wise. Community associations are often the biggest single obstacle to improving communities.
35	Community associations are well meaning but tend towards nimby-ism, they are largely supported by content members of the community who benefit under the status quo. Local representation is important but near veto powers in the hands of busy bodies is dangerous.



36	We need to stop NIMBYS only out to preserve their own house value in the market. Community Associations & Official community plans have been tools used to create the current crisis
37	Changes in density can drastically affect traffic in neighbourhoods and the potential impact needs to be considered and residents concerns should be heard.
38	Let the population figure this out.
39	to increas new approaches
40	These ideas are very academical. It will be of interest to see how they are applied.
41	Those who show up will be in opposition to change in their neighbourhood
42	IE: new areas other than high density areas where small communities of small houses could be placed. Semi-rural
43	Good approach
44	Engagement process must have an equity lens not everyone connected to the internet
45	Look to Minneapolis's campaign - Neighbours for More Neighbours - as a great example of positive messaging around housing diversity and accessibility
46	While I agree that community engagement is an essential part of the process, I do not think it should be the ultimate deciding factor as we are in a climate where the most vocal citizens tend to offer opposition only, for reasons that are personal to them and lack the broader vision and need. All communities need to have a role in increasing housing availability.
47	This entire section is naval gazing and I'd argue well outside municipal governance. There is an entire provincial ministry dedicated to this.
48	6.2A could be set as a best practice for the Capital Region
49	No
50	6.2: Support everything except A. Community Associations are nothing but a small group with a vested interest. They in no way speak for the larger community they purport to represent.
51	6.2: yes, the voices of future residents, but also - equally important! - the voices of current residents.
52	Continue to collaborate with Community Associations & SCAN
53	encourage community associations to broaden their base to specifically include renters and lower income families. Currently their membership tends to be dominated by older single family homeowners
54	Community Association's roles are to raise concerns of development in there community and should not support or reject development CA's don't all ways speak for all members of the community
55	This is great. Community members need a way to engage
56	Please see my previous secitoin where i commented. WE do require a lot more community engaement for example through SCAN and our community associations.
57	I don't think you really want community engagement. 6.2 A, B, C are all the same thing at the core of it.

58	Somehow we have to communicate a '2020 Neighbourhood Planning paradigm that encourages a range of housing choices in every neighbourhood. And somehow we have to get the NIMBY's to accept that is good city planning and the right thing to do in 2020.
59	look at examples of other countries such as the netherlands and sweden.
60	Community engagement usually leads to more nimbyism. The existing community in Saanich is mostly against new housing. If you do engagement, it needs to be with those who currently are IN NEED of housing.
61	6.1 is the most important, without strong community support thro' relationship building, increased understanding, of whys and wherefores of housing needs and much 'listening' 6.2 won't be effective
62	6.2.a - Community Associations are regulated through the Societies Act and not the municipalities.
63	ignore NIMBYs and prezone suitable for housing diversity
64	Much less emphasis on Local Area Plans. Let all of Saanich duplex their single family homes, and build Laneway Houses if their lots are large enough.
65	Community associations usually only represent a small number of residents. They generally hold strong views and DONOT represent the community as a whole. They tend to be unwelcoming to those who do not hold the same views. A broader outreach to all demographics in a community is needed.
66	Again. It is up to the Planning Depr. emEngineering Dept. and Mayor and Council to ask the pertinent important questions. What is the drainage like? What is the storm water infrastructure like in a particular area? How can Saanich look to improve and update its infrastructure if they want to add more housing. Once again, not enough room to write what I want to say. This has become quite frustrating actually.
67	Community associations don't represent the neighbourhoods. Instead of elevating the voice of a few look for new ways to engage with residents- particularly virtually and community outreach
68	I want Saanich council to inform me, not an unelected Community Associations of things happening in the municipality.
69	You don't listen even when local communities tell you what their concerns are so why even bother asking us.
70	No
71	Curtailing nimby-ism is a destructive phenomenon difficult to deal with. How to deal with it in Community Associations?
72	List the costs of building per sq foot in Saanich. Building permits fees should be based on size of structure ... small = \$1000 .. larger than 2500 is \$10,000.
73	Saanich has not performed well in listening to community associations when they support residents. There should be an option to capture the voice of CURRENT residents- those who are consigned to live with the negative outcomes of increased densification. So, YES, include community associations in the decision making process and respect when they recommend that an application to build be rejected. Include that as an option in your strategy. As it is presently worded, the strategy is biased
74	Community engagement will only empower the "NIMBYs" and Saanich has many of those.
75	This section should have allowed response to each component, i.e. I strongly suport some of the components of 1.1 and am not supportive of others.

76	Definitely think this is important. Most people I know who are in need of housing are not organized or involved in any of the initiatives to increase supply. The working class have far less time than retirees to help argue for development. We need to find ways to organize the current/future need and have their voices equally weighted in discussions.
77	NIMBYism is a large barrier to expansion of housing options
78	Engagement = NIMBY.
79	Proper advance neighbourhood consultation. Clarify steps in process/developer/staff/council & timing/schedule.
80	6.1A is a little too general. Specifically, what would be done?
81	Strong directives from the leadership will be needed to drive accessible housing, the term equitable housing has no real meaning if the housing is not low cost - meaning that the cost of housing has to be set by available income, not economic demand.
82	I feel that those who have spent a long time owning real estate in Saanich are deeply out of touch with changes that need to happen in the community. Measures need to include more than passive education in some neighbourhoods to develop the understanding and compassion to move forward with change.
83	It's the voices of the current residents who need to be heard, not the future residents. We are the ones paying to have our paradise being paved over.
84	language too vague...could easily (and undoubtedly) be slanted in complete favour of development and destroy character of existing neighbourhoods ....as we are currently witnessing in Saanich.
85	Giving information for the purpose of welcoming input is not equivalent to informing people about irrevocable changes that will impact them.
86	Differentiate between private and public initiatives when consulting with public. It changes the mindset of a neighbour to hear for profit vs non-profit.
87	Strengthening Community Associations and getting them to work with developers early would create momentum, if red tapoe was removed. however Council and staff need to respect and support community association decisions above developers.
88	It doesn't appear that Saanich listens to its citizens or community associations!
89	more bureaucracy does help solve the problem
90	Too much vague talk, not enough details. How will you "build awareness"? How will you "engage"? How will you "increase supply" and by how much?
91	Tell me what is being proposed in a concrete way. I cannot support vague goals. Will there be a new tax? Who is paying for what?
92	Suggest how property owners can help - offering missing middle housing. Suggest options. Connect to local banks to offer support or lower rate financing to supplement proper renos for secondary suites or other changes.
93	Yes, increase the supply of affordable housing and diversity in municipalities such as Langford where the infrastructure already exists instead of Cordova Bay where you are starting from scratch.
94	really come at this with clear, open thinking... let's keep the evaluation pf the program/ process ongoing

95	Publicly shame anyone selfish enough to want to build a single family home inside the urban containment boundary, force them to justify their selfishness in front of the public at council repeatedly.
96	The council and decision makers MUST start to pay attention to the residents in this regard.
97	Strategy 6.2 - Could do more to engage residents who are typically excluded from this process. Consider additional and alternative interventions to engagement.
98	I am strongly OPPOSED to the idea that Saanich would impose terms of reference on community associations or on its relationship with them. I believe this exercise was tried years ago but the exercise crumbled in chaos. ToRs might conflict with existing legal documents pertaining to the governance of some or all of the CAs.
99	none
100	Let's spend taxpayers' money on building housing and not so much on planning, studies and other such intellectual activities
101	Why do we even ask for why the neighbours think? They're going to hate it, then forget all about it once something is built. Eliminate NYMBYs, no more pulling up the ladder (yes I own a house)
102	Once again, there is no such thing as affordable housing and I don't want my tax dollars spent this way!
103	Will these actually make a difference?
104	You could improve the strategy by simplifying this survey. The volume of detail is overwhelming.
105	Personally, I think the priority is to solve the current problems.
106	Use non-colonial ways of engagement for our newcomers and to support engagement with Saanich residents who are non-white and non-retiree. Not everyone has hours to engage in NIMBY behavior. Meet communities when and where they already gather.
107	This sounds like putting out propaganda to existing neighbourhood associations.
108	Let's be clear: giving "community members" more voice is code for "obstructing development and new construction." The key should be streamlining development and accelerating construction, not giving voice to people who want to preserve the neighbourhoods as it is or oppose affordable housing on their street.
109	Don't adopt a piece meal approach. Be bold and highlight on the map where the density will go . Showcase for all of Saanich to see. Not one neighborhood at a time . Make a plan for all of Saanich . Get your foot on the foot . People don't like change so keep this in mind . Bite size chunks . There is a massive shortage of labour on the island . If you rezone everything nothing will get built in a timely manner. Think social license not I know best because I past a couple exams in urban planing .
110	I'm not sure.
111	Residents need to be included in all aspects of the housing strategy, this should be transparent and not held behind closed doors.
112	Your group already know where the issues are. Explain what you are going to do and make the hard decisions that some people won't like. Don't turn it into a political feel good process that is so constipated that it ends up being worthless.
113	Leave the CRD

114	I would be sad to see Saanich lose its character and turn into an overcrowded mess with failing infrastructure.
115	Community associations voices are usually those of a small select group and do not represent the majority of residents. My area(Gorge Tillicum) is run by a bunch of old hippies who just need to hear sustainable, green or be anti car to be 100% on board with anything that happens to come up in the area. Unfortunately with work I don't have time to be sitting around with these nitwits on their high horses, so no I don't agree with engaging with them more. Use more on line or mail outs
116	quit bringing all the homeless shelters/homes to the same Burnside Gorge Tillicum neighbourhood
117	Having the benefits of making good decisions and the challedge of living with poor decisions.
118	This has not been done. I live in a community where a supportive housing unit was pushed through without community engagement. Not impressive at all.
119	Include First Nations and urban Indigenous in this program
120	Take out 6.2B It is not the job of Saanich to 'sell' a development, that is up to the developer/owner of the build.
121	Worry about too much density.
122	Community engagement and looking at non typical housing solutions
123	Currently, community associations do not represent the long term interests of the District, or even their neighbourhood. Public education is a good thing, but government must also demonstrate leadership and find ways to enable communities to evolve to meet the needs of the majority, not the most vocal.
124	Why is Saanich not ALREADY collaborating with neighbourhood associations? Instead of approving developers with demands for variances
125	affordability is literally the only housing challenge for most people, trying to find new ways to spin that is just a waste of time and money.
126	Reducing "NIMBYism" in an economy that measures worth by what you own is a formidably difficult objective. What about a system of rewards or points for those neighbourhoods that demonstrate flexible attitudes?
127	Resources to connect and organize willing collaborators and communities would be worthwhile, but raising awareness will only go so far; there will be some die-hard opposition to housing ever becoming more affordable. Landlords worried about falling rental prices, property owners worried about stabilizing property values, and people mad at the idea of poor or struggling people "getting things for free".
128	6.1 seems a bit weird because anybody influenced by housing shortages already KNOWS about the problem, so 6.1 sounds kinda like NIMBY pandering. 6.2 looks way better though - especially 6.2B. Ensure that people who COULD live in new developments are heard, not just existing neighbourhood residents who are knee jerk against any development in their precious single family home suburban area.
129	Existing staff motivation - disfunction in organizations such VIHA
130	██████████ did not do █████ job to investigate a fraud complaint. █████ ruined my home of 8 years
131	Double-barrelled questions subject to interpretive discretion

132	Please go back to the drawing board and promote the environment and saving land from development as priority #1.
133	Stop giving so much voice to the people who already have their homes, and only want to maintain the "value of their investment."
134	Encourage green builds and upgrades.
135	Ensure the broadest possible input, not only CA's which tend to be quite NIMBY
136	Critical that Council proactively connect with renters associations and renters themselves, as well as building understanding within the community of new potential. Outreach is not traditionally an area of strength for municipalities and, with improved partnerships come new opportunities to engage, and also boost voter turnout.
137	Sounds nice, but when communities say they don't want all this development, then Saanich needs to listen, not prioritize the wants of the real estate and development communities over those of the Saanich taxpayers who don't stand to benefit from this plan.
138	Giving Community Associations and SCAN new terms of reference will most likely add another layer of governance. I can not support this idea. Individual voices should be equal to any community group.
139	Yes. The destruction of land on Blenkinsop the oversized houses replacing affordable ones....
140	Social inclusion programs must include BIPOC, lgbtq+, disabled, neurodivergent peoples and must show that hatred towards these people is unacceptable in any of our communities
141	None
142	Do not think an increased awareness as such is needed.
143	Less marketing more action
144	Encourage building of affordable rental housing, long term care, disabled housing... as Saanich already does. Discourage supportive housing
145	Research and promote house building options that cost less than conventional building and develop the building codes to implement these, such as good quality modular housing and green building methods such as West Coast Straw Bale/mud, Rammed earth and other proven types of green building that already exist in the area.
146	Strategies present a very narrow focus considering the crisis of infrastructure costs, food security and climate change that we are facing
147	Stop trying to brainwash in the name of education
148	What does "diversity of housing" actually mean? If it is carriage houses, then this is destructive to all neighbourhoods.
149	The people involved in community associations tend not to actually be very representative of the community. They should be heard but taken with a grain of salt.
150	The taxpayers MUST not be responsible for sustainable housing. Public engagement and education is critic, that is the role of municipalities.
151	Do you have departments or individuals who will champion actions to get things done?
152	what actions? what approaches? none of this is supportable
153	We do not need more bureaucracy and study. This is far too academic and 'make work' on the backs of taxpayers.

154	No
155	Consultation will get you the same responses from people protecting their bottom line. This is false democracy- the people it effects most are not yet included in the conversation.
156	Community Associations Boards are not elected officials and should not be "supporting" or "opposing" development applications. Their role is as facilitators of public meetings to hear/record input and comments on each project and to reflect those views back to the applicant to make changes and ultimately back to Council. Community Associations hold too much power and lack a diversity of voices and do not represent the community. This needs to change.
157	We don't need new supply. We need housing equity and access, which are policies.
158	Much of new housing needs to have support workers
159	Sounds like a lot of time and resources wasted on strategies that haven't worked so far
160	By lowering rental amount
161	There is a high demand for pet friendly rentals with no weight or breed discrimination.
162	Ensure funding does not just go to the rental business at the expense of individuals
163	Respectfully, what is the average age, income level and "housing-status" of the Community Associations and the Saanich Community Association Network (SCAN)? These small groups are often home-owner fiefdoms that are not very diverse and certainly are not welcoming to younger, less wealthy, renters or new residents. Do the work of tapping into the community without funneling through associations that have always recommended the same limited perspectives.
164	It appears that those who oppose anything make themselves extremely vocal and shut down new ideas to solve these complex problems.
165	I strongly oppose "captur[ing] the voices of future residents", this provides too much opportunity for abuse of process. If this were removed I would support section 6.2.
166	Include existing housing upgrades to meet building codes and/or improve building codes on existing housing to eliminate too much tenant turnover.
167	Citizen engagement must be improved. Ask before presenting solutions or you risk much opposition, even to thoughtful proposals.
168	Check out the Existence Project. Consult with the Housing Team of Greater Victoria Acting Together.
169	no
170	This is fluff. We are at a point where decisive, forward thinking, and immediate action is required. Further, I feel these strategies are biased to impede needed progress, as it opens the door for dissent and NIMBYism that has led us here.
171	Why not tax the heck landlords? They've become accustomed to generating monthly revenue on top of covering the mortgage. I know lots of people who rent out their crappy basements to ten tenants who cover the entire mortgage and then some. Also investors who make crappy landlords are buying a house and renting out the top and bottom, taking it from someone who wants to buy it and live in it with their family but can't compete with these investors.
172	This is a waste of time. People are aware of the housing situation, awareness is not the issue, barriers are



173	You mention "community associations" which used to be more aptly called "Home owners associations". You need to reach out to renters associations and related groups such as students, Generations Squeeze etc. - people who don't yet own a home. Without that, you are not reaching the range of residents in Saanich..
174	Have people understand that housing is needed for everyone. de-weaponize zoning to keep certain people out ie economic discrimination
175	Start doing them, just start
176	I feel like the community is already aware of needing affordable housing
177	This biggest hurdle are all the NIMBYs
178	Collaboration and engagement must be more than informing the stakeholders , it must include seriously LISTENING to existing communities' needs both those who are settled in the community and those who are meant to receive the benefits of the plan.
179	This is a lot of talk and not a lot of action.
180	Find a way to convince homeowners in the market that affordability is a "win-win" for everyone. Too many homeowners want values to stay high. We need full community support not just support of renters.
181	Get creative and figure out ways to have a no net loss of natural environment in this "gold rush" of housing projects for developers.
182	I totally agree with engaging and making the community aware as to what is happening in their neighborhood. That is a must.
183	Nothing can be improved by trying to be all things to all people when we live on an Island with limited land without compromising the integrity of the housing already established here.
184	Saying 'capturing the voice of future residents' is confusing. We want the voices of committed citizens, not speculators who might have a 10 year plan to eventually move to Saanich from overseas..
185	Birth control, over population is the problem and encouraging more people to move here only destroys what was once a nice place to live...
186	this section deals with community input which is good
187	So far the Developer is king/queen. Prices are in line with maxing their bottom lines. All activites must be developed in concert with all regional, provincial and federal partnerships. This is a primary reason for mergerging and integrating.
188	There really does not need to be community outreach. The problems are well known and we don't need to add my government positions
189	none
190	Again, no mention of Local Area Plans. This omission is telling.
191	You appear to have made up your mind to proceed down a path of more supportive housing and increased density without identifying and acknowledging the impacts of the change on current Saanich homeowners and taxpayers
192	We will implement a strict system of planning control and land conservation
193	Going to need a strong strategy 6.1 that can address the NIMBYs

<b>194</b>	I think more needs to be done to protect and retain existing affordable housing vs letting smaller, more affordable homes fall into a state of disrepair until they are knocked down and replaced by much larger, unaffordable homes. That should be communicated to land/home owners in the community.
<b>195</b>	This action should be limited largely to public relations and media exercises
<b>196</b>	Community Assns are not equipped to conduct studies into much included within this scope!
<b>197</b>	Continue to engage with a variety of interest and stakeholder groups, including First Nations, government, social services, Community Associations to promote understanding of housing needs and to build support for action plans. Be prepared to halt or adjust Housing Strategy based on meaningful, respectful consultations, especially when encountering opposing or dissenting voices that represent reasonable points of view.
<b>198</b>	Council needs to follow the rules and not apply or ignore as they choose. E.G. The HARO project approval even though it exceeded the height for the neighbourhood and the supreme court told them so! height.
<b>199</b>	Focus on housing for working families. Second focus on student rental housing only if bylaw enforcement and policies are in place to mitigate impact on neighbourhoods and do not proceed with supportive housing got mentally ill and addicted
<b>200</b>	Take the money you were gonna spend on this, buy a hotel with it, convert it into condos for first time buyers or single parents or pretty much any group except the elderly....they already have way too many unethical 55+ buildings in town
<b>201</b>	The importance of Local Area Plans as in engaging community in the early stages of proposal well before Public Hearing.
<b>202</b>	The goal is to eliminate NIMBY through policy, not to expect that education will sway the anti-density people, as many are motivated by financial gain, resistance to change, and/or an anti-social perspective on density.
<b>203</b>	Transportation    employment    expansion to urban area
<b>204</b>	Look for community solutions to the needs. Many residents are already taking matters into their own hands as was demonstrated by garden suites, tiny homes and inlaw suites. Be willing to support these kinds of solutions early on instead of findings ways to push back against them.
<b>205</b>	I think community associations are one of the main barriers to increasing the availability of affordable or higher density housing. They almost universally oppose any developments.
<b>206</b>	Use every mechanism to ensure public engagement - Aus & NZ are masters at this - so far SAANICH is FAIL - either cheap or lack of video - REACH OUT : digital is handy data BUT not real public option
<b>207</b>	don't invent phrases like ..." to capture the voices of future residents " when we are really hard up due to pressures of COVID lets deal in the present ! Cherish builders and developers who live in actuality , not someone who wants to consider voices of FUTURE residents ?! Good lord how detached are you?
<b>208</b>	We need to educate the protectionist NIMBYS
<b>209</b>	Are you not already aware of the problem? Why waste more time on "spreading awareness" when the real problem is inaction.
<b>210</b>	If Saanich Council does the above two strategies it will be a big step forward to available and affordable housing

<b>211</b>	Again, so much of the decision-making is focused on vague phrases such as 'capture the voices of future residents. Saanich needs housing but low impact developments that compliment their surroundings with respect to existing neighbours and neighbourhoods.
<b>212</b>	Change management, people don't like change and supporting that piece will be key
<b>213</b>	Address infrastructure needs first - sidewalks, garbage pick-up, transportation, utilities
<b>214</b>	The VLA after WW2 built entire neighborhoods (I grew up in one of them) of smaller houses, it was a fine community and didn't displace any residents that had formed a community. I am clearly of an age where I do not want major changes and my quiet neighbourhood destroyed. Respect for existing residents must be part of the equation as you seek to find ways to provide more housing.
<b>215</b>	well, this engagement process will limit who responds to you. engagement is something that has to be build into the process from the start and this approach is rather traditional as a consultation. Engagement is something that needs to be present throughout if you want to succeed in your implementation efforts.
<b>216</b>	you cannot reach out in favour of increasing housing affordability to people who have a material interest in housing getting more expensive. you need to decide whether you side with landlords or tenants. that's it
<b>217</b>	6.1 There are already engagement mechanisms for many issues, including this one. My concern is whether these would truly be engagement (two way) mechanisms, or a method of presenting the Housing Strategy, generally a pro -development view only. Again, a lack of trust. 6.2 A Improvement to how the CAs function and how they actually respond to community views is certainly needed, but not only in the context of Housing Strategy. Again, concern about the real intentions here.
<b>218</b>	Ensure that the engagement is authentic and that community voices are heard and not ignored.
<b>219</b>	Saanich must keep the community informed and engaged in the complex issues of development. Community Associations are simply left to struggle with little real interest from the District. Currently is tough for CAs to ensure that the community is consulted. Some on Council doubt that CAs are at all representative. Some developers could do a better job of engagement and stronger, clearer requirements are necessary.
<b>220</b>	I think engagement can be reconfigured using current staff/areas instead of creating new ones (to an extent). I would prefer money be used in a smart way rather than a reactive way.
<b>221</b>	UPDATE OFFICIAL COMMUNITY PLAN ACROSS MUNICIPALITY
<b>222</b>	more doing, less talking about doing
<b>223</b>	include focus on individuals and individual land owners, decrease emphasis and role of major development corporations
<b>224</b>	Don't spend a lot of money on this. If people don't care to listen, don't try so hard to get them to listen
<b>225</b>	A number of years ago the BC government purchased and ran group homes for people unable to cope with various aspects of living. I think those were an excellent idea.
<b>226</b>	I would like to learn more about this topic and find out how many houses are needed - what percent of the population are we talking about here - is everyone moving to Gordon Head? Are these issues being discussed in other municipalities? Perhaps a more concerted effort with the city and others would bring clarity and focus to the discussions and not have all nine areas do their own thing and then it's all a mess like we seem to do for many other municipal concerns

<b>227</b>	Be careful to differentiate between housing WANTS - and NEEDS. Also be aware of the population changes that will occur on the next decade
<b>228</b>	Less surveys and more community engagement through looking at site plans together, helping with projects, community discussions.
<b>229</b>	Strategy 6.2A should be its own strategy so that it ensures a higher priority. Some community associations are felling like they don't matter anymore and are being over run by Saanich Council.
<b>230</b>	Council should attend to the recommendations of the community associations, not just simply try to avoid hearing them.
<b>231</b>	make sure the politicians keep their hands off the funding
<b>232</b>	The community associations are a relic of white old people that really don't represent the communities at all.
<b>233</b>	Respect existing residents and encourage meaningful community engagement (past, present and future residents!) History is important.
<b>234</b>	details details details details.
<b>235</b>	In general this whole strategy is way too complicated and confusing. Its a real turn off for average citizens like me trying to get involved and engaged in what is the largest and most pressing issue for my family.
<b>236</b>	I don't support this Housing plan because there are not any stated guidelines to protect the family homes and neighbourhoods that exist now. All new housing should take into consideration the present situation (and present tax payers) and seek to balance the new initiatives with the present status quo. I do not want an apartment in my single family neighbourhood. The present council has pushed through unregulated bylaws to increase density by allowing non family members to live in single family
<b>237</b>	There has been so much research and tge public has made the need clear. Just get it done and stop researching it to death.
<b>238</b>	Friends of... parks and natural areas societies should also be consulted, not just neighbourhood associations. The former provide important input on natural areas protection and not just human housing issues.
<b>239</b>	If anyone doesn't know the sh!tshow subsidized and affordable housing is in the CRD, then they are stupid, not paying attention, or don't care. Inform, but don't waste money telling people what they already know.
<b>240</b>	If we really believe there is a housing crisis, it should be front and center at all public meetings of council. If we continue to have more surveys and studies we will lose a whole generation of young families.
<b>241</b>	I think the public knows how housing is not affordable. Need to educate the public that things must change. Can't stay the same. It's just not sustainable when only Boomers can afford homes.
<b>242</b>	Information gathering/meetings/action committees/outreach are often just a waste of time, especially when there is so much evidence for what works in communities. To a degree these things are needed, but I am skeptical when government suggests pouring money into "finding out what the community needs", as often the community has spoken already.
<b>243</b>	Continue to engage with a variety of interest and stakeholder groups, including First Nations, government, social services, Community Associations to promote understanding of housing needs and to build support. Be prepared to halt or adjust Housing Strategy based on

	meaningful, respectful consultations, especially when encountering opposing or dissenting voices that represent reasonable points of view.
244	"You lost me" !! I can only guess or speculate on what most of this survey content will mean "on-or-in-the-ground".
245	Build a co-housing strategy that is affordable
246	See previous comments again! Who, but a seasoned municipal planner, could make their way through this?
247	- Do these strategies not happen to some extent now??
248	The role of CAs in Saanich & w regards to development processes remains ill defined. CAs are rarely representative of their communities but are given considerable voice at Council & in development processes. A very small group of voices are presumed to speak for a local area & also slow down or too easily shape what kind of development is acceptable
249	6.1 A - Should not the outreach be based on consultation on Local Area Plans? Not sure these LAPs are adequately incorporated into principles or strategies
250	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
251	getting past the NIMBY nature of community associations will be a hard sell. Better to just give homeowners the ability to do what they want with their property- within reason.
252	We must be very careful that this kind of bureaucracy does not get in the way of the goal to have more housing built sooner than later.
253	Stop giving so much power to the home-owning NIMBY residents, who feel that their number of years of residence in their homes makes them entitled to stop projects that benefit those less fortunate. Show leadership for those who are not empowered to speak for themselves, and for the youth/children who will be suffering from our past policies when they become adults.
254	I think everyone knows what the problems are and spending more money and resources may be wasteful. But if not, then yes getting an equal amount of input from all classes (low, middle, high) would be beneficial.
255	Again, Passive Housing Construction should be the minimum requirements in this day-and-age of addressing environmental concerns.
256	Engage, Support SCAN societies (diverse membership recruitment) and partner in PTRCS prgm design,delivery
257	Yes, public/community involvement is critical. It must weigh in. Right now it seems as though that is being missed or just ignored.
258	Community groups who stymie development cannot get an undue share of access to the decision making process.
259	6.2B Who are the future residents and how do you plan to "capture their voices"? what weight is to be given to these possible residents ?
260	Saanich needs to engage citizens through our Community associations and other means., particularly in this time of COVID
261	Community buy-in for housing affordability strategies is crucial to their success. Continually responding to and updating communication strategies is required.
262	Communities have shown significant engagement in past processes. A focus on simply future residents does not reflect diversity and inclusion. This needs to be about current and future residents.
263	I'll bet your files are full of letters of - community awareness - concerns - complaints - suggestions (bad and good!) You already know where SAANICH people want you to go!

264	not enough mention here of community concerns, character preservation, or environmental issues
265	Whilst I think it's important, I would be worried if too much effort was put into being collaborative. While it's important to hear various viewpoints, strategic direction from municipal staff who are subject matter experts needs to guide much of the strategy. I also worry that some of this is overly beaurcratic and that at some point, you just need to move forward. Based on the questions already included in this survey, I think you've got a great foundation to strategize from.
266	There seems to be some confusion about how dire this situation is and how to address it (people don't believe that the demand is so high vs what is in the works - based on what I've heard from councilors, that's incorrect but how do you reach those/present the info so they get it and get on board with this strategy?
267	Meaningless generalities - "support for actions that improve housing affordability, choice and availability" How can one mindlessly support "actions" that aren't defined?
268	The strategies outlined in focus area 6 are biased towards the needs and wants of future residences and focus on how to force current, usually longstanding residents of a community to accept Saanich Council and staff's idea that over-densification is a good thing. The enemy seems to be single family dwellings!
269	Leave Community Associations and SCAN alone - these organizations are independent of government and should stay independent of government, they represent the citizen voice - not political policy of Council

## Focus Areas

### Focus Area 7: Understand Housing Demand and Address Land Speculation

Address demand and land speculation to support more equitable housing outcomes and reduce potential negative impacts on housing affordability.

The questions in this section ask about your level of support for the strategies and associated actions provided in the table below.

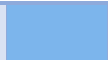
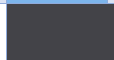



#### Focus Area 7 Recommend Strategies and Actions

Action Number	Recommended Action
STRATEGY 7.1: Analyze key drivers of demand, assess local market conditions, and identify potential solutions to minimize speculation and reduce upward pressure on land and housing prices.	
7.1 A	Study the dynamics of the local housing market and better understand key drivers of land value speculation and investment while considering potential impacts to housing affordability and land prices.
7.1 B	Explore municipal tools and land use regulations that could be used to discourage speculation and reduce upward pressures on land prices.
7.1 C	To ensure the Housing Strategy remains relevant and addresses demand: <ul style="list-style-type: none"> <li>• Time updates of the Housing Needs Report with the Census to take advantage of the most recent data.</li> <li>• Review the Housing Strategy after updating the Housing Needs Report to ensure it continues to align.</li> <li>• Update as necessary and undertake supplementary research to better understand existing and projected housing needs and demands.</li> </ul>
7.1 D	In order to minimize land speculations, ensure expectations and requirements for affordable housing and rental housing are clearly outlined in land use policies and processes such as the Community Amenity and Inclusionary Housing Program and density bonus policies.
7.1 E	Study possible tax and financial regulation reforms (such as an empty home tax and a variable tax rate system) that have the potential to increase supply, reduce speculative housing investment, incentivize affordable housing and create a more equitable housing system. Through Saanich leadership and through Union of BC Municipalities (UBCM), consider advocating to senior levels of government for applicable regulations.
7.1 F	End the practice of using restrictive covenants that ban short-term rentals. Investigate the need for a short-term rental housing policy to increase the availability of long-term rental housing while balancing supplementary income opportunities.



30) Please indicate your level of support for the following strategy and associated actions.  
 STRATEGY 7.1 Analyze key drivers of demand, assess local market conditions, and identify potential solutions to minimize speculation and reduce upward pressure on land and housing prices.

Respondents: 937

Choice	Percentage	Count	
<b>Strongly Support</b>	32.44%	304	
<b>Support</b>	35.43%	332	
<b>Neutral</b>	15.05%	141	
<b>Not Supportive</b>	8.11%	76	
<b>Strongly Not Supportive</b>	8.96%	84	
<b>Total</b>	100%	937	

31) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?

Respondents: 305

#	31) How do you think the strategies or actions could be improved? Are there any strategies or actions missing?
1	Population growth, low interest rates drive demand. Municipality can only assist the supply side by approving developments.
2	Are there avenues to audit rental income declared by individuals/organisations renting out their properties?
3	Hold fast to UCB to avoid land speculation pressure in rural areas. A key initiative must be how to get purpose-built rental - explore and work with partners. Not sure how much energy should be spent reducing land speculation although I strongly support this.
4	I think by loosening overly restricted building/ zoning bylaws more land will be opened up and more in fill building can happen. Property owners pay tax's which support services and programs. Municipal governments are overstepping when they interfere by devaluing someone's property.
5	Be careful here: an "open for business" sign to developers can fuel, not restrain, speculation and land price pressures. Also, what on earth were you thinking when you said "end practice... that ban short-term rentals? Is someone on the Task Force [insert insult term here]? By "short term" we are talking AirBnB and VRBO. These organizations and the short term rentals that go with them have done much to destroy rental housing stock across North America. We have HOTELS for vacationers.
6	Be clear about the paradox that addressing the housing crisis means the most reliable voters may have their most valuable asset "threatened", which the electoral prospects can having a chilling effect on reducing speculation.
7	Did you learn nothing from what happened in Vancouver when they had short term rentals and prices could be increased up to 20%

<b>8</b>	Cant think of any
<b>9</b>	Must be a "live" document with regular reviews and acton as required
<b>10</b>	Support this except for 7.1F
<b>11</b>	A simple process is needed. This strategy looks good on paper but is liable to choke out when put into practice unless a way can be found to turn the principles into a simple implementation plan.
<b>12</b>	Saanich ought to stay out of new studies. It is already too occupied with an existing work load/administration and should not commission and/or implement more work for itself when it cannot meet existing demands for the municipality. Look at what it has done with the LAP process, what a complete waste of time and tax payer resurces.
<b>13</b>	Push for this country to put a halt to anyone who is not a Canadian citizen or permanent resident from buying land. Its worked wonders to address the housing issues in other countries that finally figured this out.
<b>14</b>	Its beautiful here in Victoria. Analysis is done
<b>15</b>	I would be strongly supportive of 7 if it only included items 7.1C and F. The rest is patently absurd. I work in the housing /development space and can assure you 'speculation' is NOT the driving force behind escalating prices. It is the fact there are too few diverse housing options along with Byzantine zoning regulations keeping supply from coming on to the market. I challenge anyone who believes 'speculation' is a driving force behind rising prices to prove it with data. It's not possible.
<b>16</b>	Find innovative strategies to discourage speculation
<b>17</b>	Muncpal government should not get involved in these areas.
<b>18</b>	The only way for government to control rising prices without pissing off other homeowners is to build affordable housing on government land but giving people ownership in the units even if it's just incrementally. If you could do that more young people would feel connected and financially stable to continue working in Saanich
<b>19</b>	This should be a regional effort. Speculation can't be addressed by one municipality in Greater Victoria.
<b>20</b>	This requires expert economic and housing analysis.
<b>21</b>	Speculation is a fake cause to this crisis. Cities not making land available to builders is what is causing this crisis.
<b>22</b>	The reason for high land values is simple supply and demand. Saanich is in a climatically and enviromentally unique area of Canada that is extremely attractive to people to Canadians and people from across the world. It will never be an affordable place to live in comparision to other parts of the country regardless of government policy. Fixed rent and subsidized housing is the only way to provide affordable housing. Housing on the open market will always be extremely expensive.
<b>23</b>	I do NOT support 7.1F. The ban on short term rentals has not been properly enforced, there are 300+ homes available for rent on AirBnb, yet the rental market is bare. Short-term rentals need to be banned and that ban needs to be properly enforced. My kids will not be able to live in Saanich like their parents and grandparents. I do not support removing a ban that has not even been properly enforced. Enforce the ban before trying to say that it doesn't work! Support our housing!!!

24	Very challenging to do at the local/municipal level. Rely more on regional and provincial data and focus energy on other priorities.
25	Implementation of split rate taxation, or land value taxation, where the value of the land itself is taxed at a higher rate relative to the structure on the land could go a long way to reducing speculation on property values by capturing best-use value of a property and forcing landlords who underutilize their property to pay closer rates to those who fully utilize their property for the community.
26	Too many factors here - they should be split up to provide a better response mechanism.. Speculation is not necessarily a bad thing... it brings in more money to the community; it is how that speculation component is dealt with. Evidenced based decisions supported by sound business decisions is vitally important otherwise the initiatives in my experience will lead to failure; you will undermine the very thing you want to achieve.
27	Elephant in room: foreign ownership/speculation in our property markets.
28	The market will go where the market will go.
29	Saanich should not, and is not capable of, meddling in markets and tax policy as proposed.
30	Speculation is not inherently evil, as a result of current zoning it does result in increasing size/value of homes as this is the only way to achieve return. If zoning is broadened then alternative avenues become available, the market is far more efficient at penalizing speculation than the government.
31	See my response in number 6.
32	provide incentives to developers to build smaller, affordable homes, duplexes, townhouses..allow for smaller lot sizes. Do not end the bans on short term rentals - these should be restricted to areas catering to tourists. Work with province to get rid of speculation tax which doesn't help lower rents. Work with the government to eliminate or reduce foreign ownership by individuals who do not reside in Canada.
33	Stop regulating the people
34	reduce land tax
35	Saanich has no control on migration, immigration, students and younger citizens coming in, economy, interest rates and money laundry. These factors increase housing demand and price increases. Also, some of the taxes add to unaffordability. ability..
36	Won't make a difference
37	Speculation is not the issue; zoning, fees etc are what causes pressure on land and housing prices
38	No foreign ownership
39	Here again on the right track.
40	Increase taxes on land and properties not developed and require updates or force sale of properties. Only allow holding of land or properties that are actively lived in or are under developed. Should not be allowed to buy and hold waiting to cash out. We don't allow that for water or food and we should not for shelter.
41	7.1 is a Provincial issue ... municipalities have no powers on land speculation, etc.

42	Ensure that if you are implementing 7.1, you also consider how changes to building codes are impacting cost to build.
43	Do we really need to spend municipal money to get information that is readily available from other sources. Municipal governments have very little influence on market prices. My suggestion would be to work within existing structures to lobby provincial and federal government to create a downward exogenous force on prices through taxation and legislation.
44	Impossible...hello..there are 7 Billion people on the planet.
45	All of Strategy 7.1 should be done in partnership with Province of BC, CRD, and organizations like UDI etc.
46	No
47	There are no costs associated with these actions. Some information about costs/resources need to be included. These studies are not free
48	I think these are way too focused on a small issue of speculation. Further, it runs counter to the desire to increase rental supply by making it less attractive to be a landlord. Bans on short term rentals are good and should stay.
49	The problem is that you are asking for a response to a group of issues so if you don't support some issue but support others it's hard to give a true response
50	7.1d should ensure expectations for all housing types including single family homes. Need to ensure the owner lives there.
51	O personally think that our inflated housing prices will crash very soon. The proces are unsustainable and families cannot afford local prices. Even though I am aware that some family wealth is now assiting some local housing needs for younger family members.
52	The municipality should leave this to others. It is not a municipal issue it is a Canadian issue. Maybe a world issue. Or do we want a socialist approach? Interesting...
53	Be careful here. Focus on amending your OCP and Zoning Bylaw to make diversity of housing and social justice and equity in housing easier to locate in every neighbourhood. Don't worry about understanding the market forces. nobody understands them anyways. Supply, demand and price elasticity is shot to hell around here!
54	Brilliant section
55	Support A-D. We already have E. Not sure how F helps for long-term homes for residents of Saanich. The current property assessment valuation process that uses market selling prices as the basis I believe may be contributing to the ever-expanding prices. Consider a cap on assesments of residential property based on inflation; the market will do what it will, but the assessment should reflect the actual value rather than a wildly speculative market.
56	i don't think this is a good role for Saanich to play> this is more provincial in nature.
57	To avoid paying CGT the period during which a home owner must reside in home before selling, should be extended to several years, with possible special condition exemptions, death, divorce etccin order
58	7.1 F - Short term rentals prevent long term rentals. How would an Air Bnb rental help create housing in Saanich? 7.1 E - we already have a speculation tax in our region.
59	Don't attempt to influence the free market.
60	Just rezone and let people build housing.
61	I can agree with some but not all in this category. So....

62	Need to lower the land and housing prices to a fraction of what it is through whatever means possible. Or else we may get fewer and fewer families with children and "community".
63	I surrender!!!
64	Short term rentals need to be defined. Many people could use this as an opportunity to create Air B and Bs! Not acceptable in many situations and would not address the housing shortage.
65	I should be able to own more than one property without being taxed if I decide not to rent it.
66	No
67	Don't start a vacancy tax. We don't need more of these government interventions.
68	Ensure short term rentals are available only to unhoused locals with a minimum prior residency in the province.
69	Strongly opposed to removing the ban on short term rentals. We need LONG TERM homes, not an ongoing turnover of strangers in residential neighbourhoods. We have personal experience with how bad this can be. Had to request one be shut down next door to us.
70	Enforce bylaws ... charge to property taxes. Do not allow other neighbouring municipalities to push the problems they created into Saanich boundaries.
71	Again, the strategies are strongly biased in favour of densification. There are good reasons for restrictive covenants banning short-term rentals. Why not better understand how rental policies affect neighbourhoods.
72	Short term rentals are bad. NOPE. Don't remove the ban. The pandemic initially showed us how many folks were only providing housing on AirBnB. Or Tax the hell outta AirBnB. Dont; allow short term housing unless the funds can be recouped from AirBnB. Why are we paying a corporation to lose housing for local citizens?
73	"Land speculation" serves an important social function. Speculators need not be demonized. They are at least putting their money where their mouths are, unlike politicians.
74	The market will always be the market! Government regulatory interference inevitably causes prices to rise in the mid to long term.
75	Tax the crap out of people using farm land to lord about in mansions. Introduce hefty taxes for house flipping, short term resale, etc. And developers who obtain approval for subdivisions shouldn't be able to just flip their approved property/application to someone else without penalty. This just adds another middle man to the process of the build and increases costs to the eventual homeowner.
76	Double the property tax on non owner occupied homes.
77	As long as Saanich allows Developers to re-zone properties at their wish. Speculation will continue. Stand hard on OCP.
78	Stop taxing resident as single family home owners wher you have negated the single family community.
79	Stop meddling. These things are a poor use of money and restrict the actual construction of homes.
80	You cant cater to everyone/developers. Get the best economist/social planners to advise on your niche.
81	Some empty homes should not be taxed. Could the owners be approached as to the possibility of short term rentals? 7.1 E and 7.1 F do address this concern somewhat
82	The study does not address ways to control demand such as increased construction by government-selling at cost, price control or restrictions on profit margin. This is going to take

	serious action to increase housing supply. You have to prioritize what is more important - profit or people.
83	Although I support anti-speculative measures, this appears to be duplicating work already done by the province. Stop wasting taxpayers money.
84	In section seven, the singular point that does not erode the community plan is 7.1B.
85	We need to tax housing differently and likely ask for province to implement ideas.
86	I do not support 7.1 F. I think these questions should be set up differently as there are points I agree and disagree with within each strategy.
87	Simple supply and demand put up or down pressure on the housing market...
88	As an owner of a townhouse in a 72 unit strata complex, I am concerned that 7.1 F might encourage Landlords to purchase units to rent them out. It is well known that owners take better care of their homes than renters do.
89	Studying demand is a great waste of taxpayer money. Secondly land speculation isnt the issue, it is about ROI for investors. Tax that and you will kill all investment in any housing.
90	remove the bureaucratic elements and then would support.
91	There is only so much that can be done on this issue. People over-invest in property because they do not see the greater economy as worthy of investment. You can try to protect our local market from non-Canadian speculation, non-BC speculation, non-Saanich speculation. All protections will have adverse affects that many people may not like. Moreover, this is not a significant step towards solving the problem. It might make some people feel better, but prices are still going up fast.
92	Vague terms. What is land speculation? I don't think the private sector should be constrained further, it is the publicly funded housing supply that needs to rapidly increase, along with the missing middle.
93	See number 5. Support combination short and long term housing - possibly with the use of lock of suites. Or combination in a multiplex for short and long term.
94	back to, be realistic... this is not going to change overnight... council needs to be aware of this, to better support Saanich and its citizens
95	7.1 E should strike "consider" from the language. Strongly lobbying the province for default upzoning is going to be needed, as well as lobbying the feds to fund CMHC and other orgs the way they used to decades ago.
96	This is a must
97	We don't need more government, less government is needed, the more expensive it is to build, the less supply there will be.
98	I support 7.1A through 7.1E. Unless you define "short term rental" in some way contrary to common usage, I am STRONGLY OPPOSED to the idea that we should remove barriers to organizations such as AirBNB. AirBNB has been extremely destructive to rental housing stocks in Canada and elsewhere. (By the way: you need to get legal advice on this one: even if you wanted to make this apparently bad move, you do not have the legal authority to "overwrite" covenants unless you are a party . In some
99	none
100	I don't think Saanich has the real ability to limit capital flows in a democracy such as Canada. The free market prices land accordingly to supply and demand and I think it would be futile and

	expensive for Saanich to try and contain that. If Saanich tries to control prices, capital will just go to other places to seek a better return, creating further delays. The reality is the issue is too big for Saanich taxpayers. It can only be done at the provincial/federal level effectively.
<b>101</b>	It's not your role. If you want process to come down we need to build more housing, everything else (spec tax, vacant home tax etc) is meddling always has unforeseen consequences. Get out of the way, incentivize building and have a 30 day approval process. Then wait.
<b>102</b>	Supply and Demand will always win out.
<b>103</b>	I would support everything except 7.1F. I am adamantly opposed to forcing home owners to accept rentals, whether they be in private homes or in stratas, including bare land stratas. The need for this kind of coercion is a sign of a failed housing policy. Speaking as a senior, I will point out how stressful it is to be forced to accept the kinds of problems that come with short term rentals within one's own home / strata -- noise, security concerns, disrespect, drug use, property destruction....
<b>104</b>	While an empty home tax or non-resident tax could be justified, a variable tax needs to be further explained. Restrictive covenants against short term rentals are a vital tool for maintaining quality of life and must be supported and strengthened, not ended.
<b>105</b>	agree, there is no better opinion.
<b>106</b>	Definitely support timing housing needs report to Census! Also strongly support 'empty home tax' and section 7E. Ban restrictive NIMBY covenants.
<b>107</b>	only if connected with any community association affected by pressure from greedy developers.
<b>108</b>	I think we're getting past the research stage, the need is obvious, but I understand that there is probably some bits of research to complete. Spend more money doing rather than just talking, please.
<b>109</b>	Overall fine; don't get bogged down in stuff you can't fix. The province may or may not act on these issues; focus on what you can do instead of blaming the province. Ending covenants is smart; I didn't realize we still had them.
<b>110</b>	The one consequence of hyper inflated real estate and speculation has been increasing density . Areas with the most rezoning become the least affordable . Vancouver hasn't become more affordable because they re zoned a bunch of land . 7 billion people with trillions of dollars looking for a parking space . That's the problem in a nut shell and the feds and province need to come up with meaningful restrictions. Perhaps to ban foreign ownership in tier 1 ,2 city's .
<b>111</b>	I'm not sure.
<b>112</b>	Work with Locals UBCM and provincial government to limit buyers to local buyers only who can demonstrate permanent employment in the Capital Regional District, and eliminate age and family status discrimination in strata housing.
<b>113</b>	Reducing these pressures is a great initiative! Maybe working with realtors specializing in Saanich to provide them resources to reduce this practice.
<b>114</b>	This should have been done years and years ago, particularly as action plans such as SVAP were being developed. Decisions by staff and council and action plans that are created must be based on up-to-date facts.
<b>115</b>	Property speculation needs to halt.
<b>116</b>	I can't follow the points you are trying to make, they are poorly worded and too vague, but you do need to address speculation. Look at the situation in London England. They know that



	foreign ownership for investment and little resulting taxation is their critical flaw but they won't address it.
<b>117</b>	Leave the CRD
<b>118</b>	Tax the rich!
<b>119</b>	We live in a free (not communist) country.
<b>120</b>	The more densification occurs, the more land values will be driven upwards, rather than down.
<b>121</b>	Tax the █████ out of the mansions on ALR land and make them farm it!
<b>122</b>	Explore net profit based approaches with private sector developers to achieve desired outcomes at specific locations
<b>123</b>	less studies and such and actual doing is needed
<b>124</b>	Honor the open market or move to Venezuela.
<b>125</b>	Landlords are having to pay incredible prices for housing. This in turns affects rental pricing. All you will do is make housing more unaffordable for people who do have an opportunity to get into the marketing with a relative rental pricing structure on their suites.
<b>126</b>	Seek Provincial cooperation in overriding Strata rental prohibitions
<b>127</b>	Studying is fine, what actions will be taken?
<b>128</b>	Asset speculation requires asset scarcity. Please try and understand the varying levels of supply and demand, and how different they are.
<b>129</b>	Less beauracracy and leaner government
<b>130</b>	Sounds like a lot of 'studying' and not much productive action
<b>131</b>	Do not allow good quality structures to be demolished for high yield structures and development
<b>132</b>	You want to identify new taxes to help minimize speculation? So does that mean the speculation tax didnt work?
<b>133</b>	STRs NEED A COMPLETE BAN.
<b>134</b>	No Comment
<b>135</b>	"Supplementary income opportunities" is one of the drivers of housing becoming so unaffordable in the first place. The needs of people who need housing should always take precedence over the wants of people who own more housing than they can personally make use of, and expect a revenue source because of it.
<b>136</b>	you can build until there is nothing left of green space and you will never fill the demand. the more you build the more you will need.
<b>137</b>	how about setting a cap on house values. Radical? Yes. Would it make rentals more affordable and housing more affordable. Yes.
<b>138</b>	Yes please do all these things.
<b>139</b>	Not sure as this one is a difficult one
<b>140</b>	I paid 700 a month now i pay 1550 a month, I'll be homeless soon and broke. Thanks for NOTHING

<b>141</b>	Double-barrelled question subject to interpretive discretion
<b>142</b>	The vacant home tax by provincial gov. is sufficient. I do not see this as an issue in Saanich.
<b>143</b>	Encourage co-op housing, caps on resale ie low purchase/affordable housing.
<b>144</b>	This has to be done at a federal level. Its all to do with interest rates and mortgage lending rules, along with the way the realtors have "blind auctions"
<b>145</b>	let market forces work
<b>146</b>	Devil is in the details always. This is critical work that will allow small tweaks in the right place to make a big difference, likely a better difference than a larger but poorly targeted initiative (and probably save a lot of money).
<b>147</b>	Stop telling the world how wonderful Saanich is. Stop real estate agents from marketing in other countries. Land speculation is a problem all over the globe. But once Saanich has been paved over with sidewalks and affordable housing, maybe the speculators will go away.
<b>148</b>	7.1 F. : I do not agree with ending the practice of using covenants to ban short term rentals. A totally separate issue which needed it's own area in order to be voted in this manner.
<b>149</b>	Define speculation.
<b>150</b>	I left a big city years ago when there were few jobs. Housing was affordable then. There still are few decent jobs and housing is expensive. The shoddy Buildings of particle board going in the CRDC could become slums or even empty one day.
<b>151</b>	The focus on markets are not as important as human lives. Supporting people's living conditions will make the market stronger
<b>152</b>	More housing and more funding as buildings are expensive and mortgages are high so rent is high
<b>153</b>	Land speculation needs to be overseen at the provincial level NOT the local level.
<b>154</b>	Please do this and release everything.
<b>155</b>	Ban short term rentals ie rb&b in residential areas completely.
<b>156</b>	I think this should be done by the CRD instead of Saanich.
<b>157</b>	Less research and analysis more building
<b>158</b>	Quit charging so many extra fees when people try to build housing.
<b>159</b>	This is radical, but to consider how the land-back movement and all the housing policies can take into account improving the housing of native people and reconciliation principles. I would like to see a power structure that addresses the hang-ove of colonialization. How can we be truly at peace knowing about the poor infrastructure and marginalized housing of the First People?
<b>160</b>	Reduce municipal costs to developers to reduce costs and increase supply.
<b>161</b>	Look at things like outrageous real estate agent fees and who market sales worldwide. That drives costs up more...
<b>162</b>	BAN FOREIGN BUYERS COMPLETELY

<b>163</b>	This analysis must look at vacancy control and controlling rent irrespective at the forces that have increased the value of property, rather than looking for ways to decrease rent through the devaluation of property.
<b>164</b>	Carriage houses are a bandade solution that will backfire! WE will be paying for this for decades to come! Think outside of the box.
<b>165</b>	NOT THE MUNICIPALITY'S JOB...THE REAL ESTATE MARKET WILL ALWAYS DETERMINE PRICING.
<b>166</b>	This is a poorly designed survey, written in a form of jargon, rather than plain English
<b>167</b>	7.1 most should have been completed long before now. It is basic groundwork.
<b>168</b>	appreciate analyze is first word. Needs to be data driven. perhaps partner with UVic.
<b>169</b>	No
<b>170</b>	Spec tax and empty homes tax have done nothing over the years to keep housing prices down. And some residents are unfairly targeted by these taxes. Just increase supply in the right areas to try to meet the continually high demand for housing. Victoria is and likely always will be a desirable place to live so housing prices will continue to rise decade over decade like every other desirable place to live in the world.
<b>171</b>	"Study the dynamics of the local housing market" this is the role of CHMC and other government bodies. Municipalities should focus on their areas of influence including OCP, Zoning, Development Process etc.
<b>172</b>	Make sure that whatever policy is enacted it can't be exploited with loop holes and self serving profit driven methods that only create a new level of problems.
<b>173</b>	This is already known. All land and development for profit must end. Housing needs to become a right. Everybody gets one and that's it. No need to buy and sell housing for profit. Speculation can end immediately with appropriate taxes or prohibitions. We already have tax policy that subsidises profit-developers. We already have a prohibition against access to housing for all. Let's flip it.
<b>174</b>	Your strategy should not be inhibiting a free market system. Capitalism drives our growth.
<b>175</b>	Not really
<b>176</b>	Sounds like a lot of 'studying' and not a lot of practical application
<b>177</b>	Lower rent prices
<b>178</b>	Provide affordable housing but don't encourage gentrification
<b>179</b>	Balance green space, food security, reducing our carbon footprint and light and noise pollution for mental and physical health
<b>180</b>	As with partnerhsips with other levels of government, this should not be prioritized over the actions and policies that are known to make an impact. The Saanich council is not going to resolve foreign cash in the canadian market.
<b>181</b>	Not sure. It seems Saanich has become too restrictive. Everyone and their dog must be consulted before much can be done!
<b>182</b>	Protection must be in place to ensure "Short term rentals" are not abused (e.g., they cannot be used for vacation properties).
<b>183</b>	Saanich already has tools to control market forces through bylaw changes and enforcement. Adding another layer will only add more cost.

<b>184</b>	Housing in the Capital Region has gone crazy. Very few young families or single people can afford to buy, unless they're coming from the mainland or another province where housing prices are even higher. I think we need a Federal policy to help Canadians be able to purchase a house. also more affordable rental housing for trying to save to buy. It has got out of hand in Victoria.
<b>185</b>	Don't rely on the private sector for voluntary solutions. Build public housing in various forms and cooperative housing. Regulate the private sector where you can and advocate for higher levels of government to do so where a municipality cannot.
<b>186</b>	no
<b>187</b>	Cap a bank's ability of mortgage interest rate so that they can never go above 3%. They make (more like take!) so much money off people.
<b>188</b>	7.1 D appears to me to be likely to discourage development of new housing if it is deemed to be the "wrong" kind of housing. I think that this is counterproductive. I think more detail on what 7.1B might mean would be helpful. I strongly support 7.1 A, 7.1 C, 7.1 E, and 7.1 F.
<b>189</b>	Don't put resources into analysis and policy evaluation, put them into actionable items
<b>190</b>	Keep in mind that our streets are becoming plugged with parked vehicles because new construction does not have to provide adequate parking. People may bus to work but they use cars at night & on weekends. Current policy does not ensure off road parking for each unit.
<b>191</b>	They could be improved by getting real about what is possible.
<b>192</b>	I strongly disagree with 7.1 F. Short term rentals should only be allowed in two circumstances: 1. it is only part of the time - such as one or two months a year (so it helps pay for your vacation) or you need a special licence. There is no point building new housing if it can go to vacation rental owner/investors. Also, lobby the federal government to implement a lower interest rate for people buying their only home. A higher rate for those with multiple properties.
<b>193</b>	This is misguided. GH is a single family neighbourhood with rental suites. There should be NO short-term rentals. Suites should be allowed but properly regulated including on property parking, taxing and enforcement.
<b>194</b>	Needs to pertain to what the municipality can control and needs to be specific
<b>195</b>	Have an economy that's based on actual economic drivers
<b>196</b>	Set a three month limit to process all development applications. Saanich has the reputation of being appallingly slow except where it suits staff.
<b>197</b>	These programs cost a lot of money. Don't spend my taxes on them.
<b>198</b>	Allowing people to live where they can feel vital and cared for is important to help bridge a gap or break a cycle of poverty and marginal accommodation and rentals.
<b>199</b>	I would like this step to be much more aggressive. People are being priced out of the opportunity of future homeownership at a rapid rate.
<b>200</b>	Isn't this what you've been doing prior to creating this survey?
<b>201</b>	Just to be prepared for push back on this because reducing demand will lose the wealthy money
<b>202</b>	Agreed. We have a house in the neighborhood that has been sitting empty for a year. Housing is not affordable for the younger generation unfortunately, who have been born and raised in the community.

<b>203</b>	Need to also study or review the consequences and assess mitigation of affects of increased housing on the neighbourhoods and the amenities that serve the neighbourhood. The end results of meeting the continual demand for housing need to considered and addressed.....when do we say enough is enough??
<b>204</b>	Address the siphoning of supply into the Airbnb/short term rental industry. Some homeowners will intentionally put their suites on Airbnb and not rent out to residents because it makes them more money. Particularly focus on Airbnb hosts who only rent monthly/long term
<b>205</b>	Regulations and additional taxes on high end properties have driven demand away from high priced properties to the more affordable end. The result this past year is a reduction in assessed values at the high end and an increase at the affordable end of the market, making properties less affordable. Prosecute money laundering, which is illegal, to discourage parking cash into real estate.
<b>206</b>	Ask Provincial Government to review real estate agents procedures and practises.
<b>207</b>	Strategy 7.1 has 6 parts which are distinctive (A-F). I can't support any of 7.1 for this reason. Poor questionnaire designed to 'lead' to answers the questionnair designers want?
<b>208</b>	So far the Developer is king/queen. Prices are in line with maxing their bottom lines. All activites must be developed in concert with all regional, provincial and federal partnerships. This is a primary reason for mergerging and integrating.
<b>209</b>	Start with forcing all unlicensed secondary suites, garden homes & 6 unrelated tenant homes to be registered with the City. Inspect them for building code violations and have them brought up to code or closed down. Then start collecting taxes from the landlords.
<b>210</b>	Short term housing is an end run on regulated hotels/motels and destroys the development of neighbourhood character by promoting transient dwelling. Short term dwelling also drives up housing prices as houses are no longer homes but profit makers - a business.
<b>211</b>	consider how strata's fit into this strategy, especially with respect to 7.1F
<b>212</b>	The speculation tax already exists at the provincial level and is not required or helpful at the municipal level.
<b>213</b>	Control the purchase of multiple homes by families and reduce the number of vacant homes
<b>214</b>	I support the first 6 but not section 7.1F
<b>215</b>	Agee with all but 7.1F. No Air BnB or short term rentals
<b>216</b>	I think I support the ideas in section 7 as they relate to short-term rental housing policy, if by short term rental housing it means AirBNB, VRBO, et al. I think houses owned by non-resident property owners for the express purpose of vacation accommodation should not be permitted. This reduces the supply of homes to people wanting to buy or rent long term.
<b>217</b>	The primary focus should be to develop hard production targets of affordable housing on an annual basis. Each neighbourhood Association should also be part of meeting this target as a Municipality.
<b>218</b>	Purchase of housing by Foreigners should be restricted to only those who are resident in Canada and are permanent!
<b>219</b>	Let the free market determine rental housing. Not ways to restrict it
<b>220</b>	What is a "density bonus policy"? It sounds scary. What is meant by "Investigate the need for a short-term rental housing policy to increase the availability of long-term rental housing". It sounds contradictory. Surveys need to communicate clearly or they lack validity. Most of the

	above points appear to be ones that I can support. However, in some instances, the meaning is unclear. This survey does not always live up to its name, "Simple Survey".
<b>221</b>	Important to understand environmental housing pressures...7.1 agree with some strategies but not all re: short-term rentals
<b>222</b>	Charge people with multiple residences large fees that are only reduced if they are renting out those residences for income based rental units.
<b>223</b>	Make Residential land ownership for Canadian Citizens only, or Raise foreign purchaser Tax to 100% of value of property.
<b>224</b>	Strongly support all actions except 7.1F. More restrictions on short term rentals are required, not less. That doesn't make any sense.
<b>225</b>	Housing is costly no matter who lives in it. Land values and building materials are expensive. Don't saddle existing taxpayers with these costs under the guise of social housing.
<b>226</b>	Discourage speculation isn't enough. How about punishing speculation?
<b>227</b>	Change the control that realtors have over the bidding process - why can't everyone see all the data about each house, or even know what the bids on a house are? The USA has more transparent laws that help people better understand their decisions, and people still use realtors.
<b>228</b>	Do not encourage development applications when Housing Needs report indicates limited growth. Follow the statistics.
<b>229</b>	This should be done regionally. The focus of 7.1F should reduce covenants that ban long-term rentals. Short-term rentals should comply with hotel occupancy building codes, rather than secondary suite or owner-occupied standards.
<b>230</b>	These are beyond your pay grade                      expand into urban area
<b>231</b>	Are these not things you should be doing in partnership with the CRD? This is a regional problem not a Saanich only problem.
<b>232</b>	Similar to the last comment, there are already tons of AirBNB for people in Saanich so creating a policy after the market has already existed is late to the party. Enable this kind of short term rental so residents can flourish and the economic investment back into their community will increase.
<b>233</b>	ask 2 or 3 realtors to address Saanich property owners at a community meeting. Want to study ? Go back to school. This entire Page is redundant or a ' make work ' proposal and we can't afford it. FOCUS ON COVID RECOVERY !
<b>234</b>	more supportive housing needed, reduce cost of building (spec tax, empty land tax, etc) that add to a builder's cost
<b>235</b>	Stop allowing vacation rentals. Stop allowing 55+ buildings.
<b>236</b>	Just get started We can fine tune future strategies and actions as they arise
<b>237</b>	Ask the federal government to ban foreign ownership of homes or prohibit the selling of homes to foreigners.
<b>238</b>	Really unsure about where these goals are going. While I would invite a co-op of family townhouses on my block I would strongly object to a poorly kept massive apartment block. Many of the problems in a neighbourhood come not from unavailable housing but in transient housing. I worry that the weakening of current zoning regulations could make Saanich a run-down mess of cheap construction.
<b>239</b>	Avoid perceived and real conflicts of interest. Developers/real estate interests appear to be driving the plan and the municipal council.

240	Victoria is on an island. They aren't making more land. It's the most desirable part of Canada in which to live, it hardly needs analysis to learn why prices are high.
241	Gain understanding of existing short term rental practises (availability, access, affordability)
242	we already know what's going on.
243	Focus on money laundering.
244	Not in favour of possible tax and financial regulation reforms
245	This seems to be a very important section. Support 7.1B Concern re 7.1F; its intention is not clear to me. I suspect there are neighbourhood problems with short term rentals.
246	Once again, this is such a mixed bag of strategies. This survey could have been made simpler, less repetitive, clearer for the community.
247	I think speculation is somewhat over-blown, especially foreign investment. I do believe it should be addressed, but not to the degree of labelling speculation as a 'boogey man'.
248	The CRD has an over-abundance of luxury homes (The Capital Region Housing Gap Analysis & Data Book, August 2015). Any and all permits to build a luxury home or development must be tied to also providing purpose-build affordable and or subsidized housing. That will help to temper speculation.
249	Restrictive covenants that ban long-term rentals should also be ended.
250	FOCUS ON HOUSING. TOO BROAD STRATEGIES. MOST ARE PROVINCIAL RESPONSIBILITIES.
251	this sounds like a waste of time to me
252	Keep an inventory of the percentage of foreign purchasers. Government intervention is required at this level to either cap the amount of foreign purchase allowed or forbid it altogether
253	explore land lease models; do not sell municipality's surplus land
254	Vacant homes tax - Hello. Very easy, and the model is already there. Double the property taxes for homes that are left vacant
255	Price is a result of not enough supply to meet the demand - be more willing to implement some of the plans mentioned so far and the problem of high prices will lessen
256	Again the market is and will be what it will. Government manipulation will only stall the inevitable
257	Our market is not driven by speculators. This has been proven time and time again and merely panders to the uninformed and continues the harmful narratives around the issues facing our housing market.
258	as said in previous questions - also i would support the use of land for farming and food sustainability
259	Do not micro manage housing. Keep a cap on property taxes and water bills for a start.
260	Be careful not to let short term renting data remove folks who need to find long term housing from the "need housing" stat. The ability to rent, then bit someone put to raise the price was terrible, and folks bouncing between short term rentals should still count as "need to find steady housing".



261	This is really important!!! neighbourhoods are changing because of wealthy people speculating...These people care about \$\$ and do not live in the neighbourhoods or care about them.
262	Meeting in the middle on contentious issues such as building housing near parks or not having enough housing. Some people will be upset either way so how to mitigate that?
263	Strategy 7.1F is probably a key to unlocking more rental stock from highly restrictive and biased strata councils in condos etc.
264	Less study and more action. Real estate industry needs to be contained. Tie allowable increase in housing prices to cost-of-living-index.
265	avoid endless studies by experts that get put on the nearest bookcase but cost a lot of money to produce
266	Let the market do its thing
267	By all means, study the market. But we as a community cannot afford to tack years onto the problem that is apparent to all. Much more important to act quickly on some imminent changes that will benefit the majority here, especially with housing prices accelerating so quickly as they are.
268	Too much analysis and not enough action.
269	AirBnB does not enhance a neighbourhoods or complex. Yes, some people get richer this way, but I don't think we should all sacrifice our quality of life some greedy, irresponsible landlord!
270	Do not allow the provincial government to continue its strong arm of tax control. As an example; the Speculation Tax as it is set out, is hurting people that the are not speculators! If a home is owned for 3-4 years and more, it is not owned by a speculator!
271	I agree with banning restrictive covenants that ban rentals. Reduce restrictions on rentals is a great idea. I don't support taxing all current Saanich residents more. Add taxes to out of province buyers, not local Saanich residents.
272	I agree with everything but 7.1F. We should not be allowing short term rentals in Saanich. Period. This takes away from rental housing stock and doesn't serve the community.
273	Speculation is how we got in this mess, why we have a glut of high-end homes, and why gangs and crime are hitting Esquimalt, Langford, and yes Saanich hard.
274	The concept of "profit before people" should be abolished and quality, safe affordable housing should be a right of all Saanich residents.
275	We already know cost of land is huge factor. Not being able to carve off 1-2 acre lots easily is huge issue. Need to rationalize hoarding of large lots. Maybe make sharing large (eg 50 acres) a requirement. If you own 50 acres of non-farm land, allow network of trails. Make it de facto park. Why should owner get exclusive use when they don't actually use it?
276	Re. Survey: What is a "density bonus policy"? It sounds scary. What is meant by "Investigate the need for a short-term rental housing policy to increase the availability of long-term rental housing..."? It sounds contradictory. Surveys need to be clear or they lack validity. This is not a "Simple" Survey. Most of my neighbours had no idea about this survey. Many people lack the information, time, patience, skills to respond.
277	Analyze quickly. There is urgent need for affordable, diverse housing.
278	development tax on big developments that goes back into affordable housing fund
279	#7 I find there is too much involved for one answer






<b>280</b>	- Is this not happening now??
<b>281</b>	feels like this is not our municipality's sole problem and shouldn't be investing too much time on this. Advocate for a provincial approach in some areas.
<b>282</b>	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
<b>283</b>	Addressing land speculation is another reason why land value taxes are the best way forward. BC assessments already separates out the land versus the building values. All the municipality has to do is phase out the building component of the property tax and increase the taxes on land based on their desirability to achieve a land value tax.
<b>284</b>	Unbind the opportunities for landlords to rent their units when ever you can
<b>285</b>	I'm supportive, but Saanich would need to have an incredibly firm grasp on housing costs and risks if they're going to do this. It's incredibly complicated and may just layer on policy that kills all housing types.
<b>286</b>	I liked many of the suggested areas of work in this strategy except 7.1F which is very different from the other approaches which are about process and research. 7.1F takes a specific approach that should fall within one of the other task areas. 7.1f is asking to ban any practices that prevent short term rentals. I don't approve. I think short term rentals drive speculation and is used by speculators to flip properties easily. so you have changed my mind from strongly support to neutral
<b>287</b>	Much of what is being analyzed above should be realized through market forces. Our job should be to get out of the way. We already spend too much time looking at our systems and not enough time achieving results.
<b>288</b>	Assuming restrictions on automobile traffic, what considerations will there be for public transit infrastructure?
<b>289</b>	Increased taxation is not a solution. It only increases the bureaucracy and creates barriers to beneficial development
<b>290</b>	Consider maintaining and strengthening bans on short term rentals, and facilitate the building of new hotels and hostels to meet tourist demand. Consider increasing dual-purpose student / tourist housing (tourist use in summer).
<b>291</b>	Price parking & other engineering asset usage based on distance
<b>292</b>	Developers must be held to account. We need to be pro-active about this rather than re-active.
<b>293</b>	7.1A - an in-depth study is not required - one needs to only glance at the local properties for sale online through realtor.ca to explore this subject further - I think that the rundown house at the corner of Quadra and St. Peters Road is still on the market for \$1.4 million - more than one secondary suite here in the event that bylaw enforcement is interested.
<b>294</b>	7.1F What are the implications? If a dwelling is being used for short term rentals does it mean one less dwelling in the pool of stable affordable rentals?
<b>295</b>	WE need to implement quickly the environmental strategy for Saanich as Inad is going quickly to developers. This is short sighted as we cannot afford to lose more of our green spaces. Please remember Councillor Vic Derman and his message on this matter.
<b>296</b>	This must be done!! And be comprehensive. How can you develop good policy with understanding the problem? And also recognizing that cramming in more houses no matter what is not necessarily a solution, given the goals of Resilient Saanich most important
<b>297</b>	I think housing demand is somewhat out of a municipality's hands, but lobbying senior governments to ensure robust regulations against speculation should be considered.

<b>298</b>	This is a provincial issue (if not federal), not a municipal one. The municipalities responsibility is to put pressure on the province to address this.
<b>299</b>	Your strategies often include "poison pills", e.g. 'End the practice of using restrictive covenants that ban short-term rentals.' If you are trying in increase and improve housing in Saanich, why would you allow short-term, lucrative rentals, such as AirB&B, which are free of sufficient regulation and taxation, and which reduce long-term rental accommodation and compete with hotels in the region?rental
<b>300</b>	Look into all of the above but do not stop regular people from speculating with their own property.
<b>301</b>	Please crack down on illegal AirBnBs - not only do these take away from housing for people who live here but they result in hoardings/speculation (people owning multiple properties for this use) & they take away from communities because they're not neighbours & they drive neighbours away (no one want to live next to a party house, as has happened here to a new neighbour who is selling now they realized they bought next to an AirBnb.
<b>302</b>	Reasonable timelines to complete this work
<b>303</b>	More "analytics" is not a strategy; it's a means of coming to a strategy. Back to the drawing board with citizen input, truly open-ended answer seeking without investing power in groups of people either unelected or elected without elucidating their endgame.
<b>304</b>	Q30: Everyone knows what the key drivers of demand are.
<b>305</b>	Saanich cannot afford to operate it's current services and programs. Saanich's ambiguous desire to operate as another level of government and take on that responsibility is outside the mandate of the Municipality. Saanich doesn't need more studies - there's nothing unique in Saanich that hasn't been "studied" by others

## Housing Strategy Task Force Recommendations


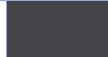



32) Please rate your level of support for the overall direction of the Task Force's recommendations?

Respondents: 930

Choice	Percentage	Count	
<b>Strongly support</b>	27.31%	254	
<b>Support</b>	38.49%	358	
<b>Neutral</b>	15.59%	145	
<b>Opposed</b>	9.78%	91	
<b>Strongly opposed</b>	8.82%	82	
<b>Total</b>	100%	930	

33) The Task Force has recommended prioritizing a District-wide approach to implementing the Housing Strategy, including through an update of Official Community Plan (as opposed to more area-specific planning). Do you support this approach?

Respondents: 939

Choice	Percentage	Count	
<b>Strongly support</b>	27.58%	259	
<b>Support</b>	33.33%	313	
<b>Neutral</b>	12.67%	119	
<b>Opposed</b>	11.93%	112	
<b>Strongly opposed</b>	14.48%	136	
<b>Total</b>	100%	939	

34) The Task Force recommendations and public input will be used to develop a proposed Housing Strategy. Is there anything you would like Council to know as they consider the approval and implementation of the Housing Strategy?

Respondents: 500

#	34) The Task Force recommendations and public input will be used to develop a proposed Housing Strategy. Is there anything you would like Council to know as they consider the approval and implementation of the Housing Strategy?
1	prioritize affordability
2	Recognize that there are more than 4,000 housing units currently under application in the Planning Dept. They need to be considered as potential housing. We are NOT starting from scratch.
3	Support administrative efficiency otherwise the strategy will be ineffective.
4	Our housing needs to remain sustainable. Removing forest to replace it with housing is not sustainable. That should be stopped. Single family homes should be removed and rezoned.
5	The OCP must be current and relevant, and should drive all municipal directions. If an update is needed do it, but don't ignore area planning which is also important. Consider revising current OCP to update housing if possible.
6	Action is overdue. Do t be paralyzed by the need to study and consult everything to death.
7	We need to prioritize residents who need housing over those who have it
8	I think if major changes are involved that directly affect property owners they should be asked as part of a referendum.
9	Many see this exercise as a "done deal". You need to work on the perception that it doesn't matter what the public has to say. Moreover, recommendations are often at a level of generality that makes it difficult to provide input.
10	1. Measuring the impacts of efforts to address the housing crisis. How do we know we are making a dent in it if the influx of people buying into Saanich outpaces whatever measures used to address the crisis? 2. Being completely honest about the nature and extent of the problem, i.e. decades of increasing divestment from the Federal government leaving a giant amount of catch-up development work for affordable and social housing. 3. Understanding that community engagement will be interpreted as marketing on behalf of the developers if the housing crisis is not meaningfully addressed. 4. Being completely clear that the paradox of dealing with the housing crisis might mean the most reliable voters will have their most valuable asset threatened, the electoral prospects of which will have a chilling effect on addressing speculation or implementing social housing in some neighbourhoods.
11	Please remember existing neighborhoods and traffic parking concerns and lack of public transportation in many areas of Sannich
12	The idea of public input is pointless when you don't include general members of the public with only three members that are not true members of the public no representatives of working class individuals
13	I would see keeping the rural vs. urban containment boundary so would look at housing as more area specific
14	Change is difficult but essential for success

<b>15</b>	Saanich can do this. We know we need this to happen on an ongoing basis. Lets get started and keep people that have grown up in Saanich in Saanich.
<b>16</b>	Remember the LAP's
<b>17</b>	Young people and people of lower incomes/renters both currently live and want to live in Saanich. Please consider people in all walks of life when considering the strategy. Though property owners and older, wealthy folks are often the most vocal, they don't comprise the entire community nor will they in the future unless we don't allow the building of more homes to welcome people.
<b>18</b>	A one size fits all approach is not acceptable as there are areas of Saanich better suited and more appropriate to low income properties.
<b>19</b>	Dropping the LAP process will simplify implementation at the expense of community input to design. If you go this route, you might drop any pretence to collaboration with community associations unless you figure out how to let them participate meaningfully in some other way.
<b>20</b>	Funding and support for infill development is key, especially in some areas with oversized lots. More small multi-residential, 2-4 units should be allowed and or boarding houses. Though, residential owners only should be required.
<b>21</b>	It seems like the voices of existing home owners are to be ignored or downgraded in favour of potential residents. They don't pay taxes.
<b>22</b>	need to consider outside the UCB as it is a significant portion of Saanich; need to consider OCP revisions in tandem with what is happening at local area planning level, there is much uncertainty around LAPs right now that is impacting decisions inconsistently.
<b>23</b>	I think with all the work that has been done so far, it is time for action. Housing is a real issue in Saanich and we should look at every possible option. For example if someone has a rental unit on a big property, why not allow to build a garden suite as well? Too many restrictions will not help affordable housing strategies.
<b>24</b>	Greater density is not the route you should be pursuing
<b>25</b>	Yes, defer to senior government as your administration is already too encumbered with a broken and inefficient municipal operation. Provincial tax dollars should be used to address and manage this provincial issue, not the municipality which can barely hold its own under its own existing policies and programs. No more studies. No more programs to mismanage please.
<b>26</b>	Done not spend money on this.
<b>27</b>	Listen to everybody, but use a good filter. There are voices championing ideas that are not based in fact, and there are voices that are opposite. Everyone deserves to be heard, but council should be wary of allowing advocacy / special interest groups to hijack the good work being done and bend it to their needs. Housing in large and diverse quantities are what is needed - not more squabbles about who 'should' get what.
<b>28</b>	Don't ruin Saanich neighbourhoods
<b>29</b>	Oh like how we were told there was a 55+ building going in on Albina st and now we find out it's for more Junkies? Yeah good public occultation there!
<b>30</b>	Reduce the influence of current homeowners who use residents association to lobby against new housing development for selfish reasons. They want reduced housing supply so as to maintain the current high housing prices.
<b>31</b>	Get on with it! Enough reports, fix your planning department and get housing starts happening!!

32	Overall, most items involve the Municipality becoming involved in many things that are outside their purview. It also envisions a huge government controlling and monitoring housing. This is a foolish and expensive endeavor. Preparing this under the false declaration of a "housing crisis" has led to pre-determined conclusions that would see government wrapping its arms around far too much. Please consider mental health deterioration due to a 'grow at all costs' mentality. Good decisions cannot be made based on a false "crisis", instead communities can only healthily change on the principals of considerate and incremental change,
33	Figure out a way to offer low-cost entry-level ownership of housing units as opposed to rental units. Give people an incentive to save a small down payment and give them timeshare like ownership of a property so they can tell people they are an owner instead of a renter.
34	Neighborhood ambience differs across Saanich as in most places. It is important to retain the different ambiances and neighborhoods
35	Really impressed with the work of the task force. I hope the strategy will speak to Reconciliation and the importance of working with First Nations communities and organizations serving Urban Indigenous population to ensure that the strategies align with their goals.
36	An overarching guiding concept of the housing directions as outlined in these excellent strategies. But enough on the community plans and create a committee with DC (direct control) zoning authority and consider each project as to its merits in moving the city in the direction of strategies.
37	MAKE MORE LOTS - this plan is a waste of time, and won't accomplish anything (in regards to housing affordability) with this approach.
38	Get busy with building supportive housing, partner with locals VHS etc
39	Do NOT reduce bans on short term housing, rather increase them. People trying to be rich by financializing the market is taking homes away from residents. I support increasing restrictions on short-term rentals and speculation (owning empty or more than 2 residences).
40	A regional community plan will put neighbourhoods in a difficult situation as each area is unique
41	This goes beyond "just" putting foods over people's heads. It's about building homes where people can feel secure in their tenure even when circumstances change, where neighbourhood amenities and services enhance their lives and where they want to live, rather than by default, having no other choice.
42	Government is a key part of the solution for housing affordability especially deep affordability however it can never be done without in parallel allowing the market to build abundant market rate or sub-market units enabled by density bonusing. We need to unleash the parallel track to solve this monumental problem by reducing barriers to development. The piecemeal rezoning process will never yield the supply we need even if 100% of the development approvals are approved
43	Zoning must be aligned with the priorities, otherwise the overall effectiveness of the proposed actions will be limited.
44	Saanich needs to increase housing supply and make it easier and faster to develop housing. The problem is getting worse, focus needs to be made to allow for missing middle infill development. Single family neighbourhoods need to be open to townhome, duplex and other creative density. Many families can not live in 1-2 bedrooms condominiums
45	Be innovative, think out of the box - this is Victoria so a difficult road ahead with affordability.
46	It is the case consistently that those who show up to offer criticism of housing developments, and of measures that increase supply, are higher income, older, often white, long-time



	homeowners who do not represent the primary parties effected by such housing/measures. As such, I sincerely hope the Council is aware that any concerted pushback coming from some specific group of homeowners may only represent a fraction of the stakeholders involved when it comes to generating more of such an important commodity as housing. The Task Force recommendations all for the most part look excellent, the kind of thing that a municipality in Canada can do to truly lead the way in providing a better future for its current and future constituents, so please do not let a aesthetic concerns of the well-situated minority trample the immense material housing supply needs of the many in this municipality. This sincerely from someone who has grown up in, and loved, Saanich and the CRD and one day hopes
47	Too early to tell- overwhelming piece of effort here and covers the landscape (literally and figuratively) but it is a big mouthful to chew on- it will be interesting how you plan on getting buy-in... I think it might be prudent to have your experts be part of a forum where the public can attend and listen to their views and have an opportunity to respond.
48	To allow neighbourhoods to maintain influence over development in their areas of concern.
49	Updating the community plan in this context seems to entail making development easier across the board rather than with a mind to the sensitivity of specific issues relevant to specific neighbourhoods.
50	local area plans have been a focus for the residents. I speak of cadboro bay in particular. To not give weight to what the local area wants for their local area plan is a black mark on democracy. This tsk force seems to be pushing an agenda based on what it thinks all residents want. One side does not fit all for Saanich. Queenswood, ten mile point, Cadboro Bay are very different than other parts of saanich and again, the residents deserve to defend that they hold dear.
51	This single-issue, activist-driven report is abhorrent, ill-conceived, and would have significant adverse social and economic effects on Saanich and its neighbourhoods.
52	Density Density Density
53	LAP'S are vital to this whole process in order to avoid highly charged political processes which give the opportunity for the NIMBY'S to prevail instead of the MIMBY'S.
54	Do not allow rezoning of any ALR - leave land as is.
55	Consider traffic impact, including parking as density is increased.
56	Let the population figure this out and stop regulating us.
57	Muticultural background at Saanich
58	Give due consideration supportive of single family neighbourhoods. Stable families encourage a sense of belonging. Home ownership encourages people to have a vested interest into the well being of the neighbourhood, maintains schools and recreation centres.High density rentals will change the very character of Saanich municipality.
59	All additional density should be within the UCB. Also, commercial nodes, major transportation routes should be the priority.
60	Streamline the process and increase supply by zoning and reducing regulation
61	When presenting to the public it's important to emphasize that all communities must participate and the option of "not in my neighbourhood" is not an option. There's alot of agreement as long as it's not in my neighbourhood. This reaks of ignorance and prejudice.

62	I strongly support increased housing density but in the appropriate location and with appropriate design. For instance, increased density along the Shelbourne corridor with 4 or 5 story building. 11 story building adjacent to Beaver Lake Park are NOT appropriate.
63	amalgamation would assist in creating one plan for CRD
64	Set achievable timelines
65	You need to address higher taxes as a way to discourage home owners from wanting their properties to be worth more than what wages can sustain. You need to address NIMBY or none of these recommendations will change much. Their will be serious pain if this continues and the wealth of a lot of people will be wiped out if this continues. Address speculation and flippers.
66	Thru LAP updates you can engage neighbourhoods around housing types, needs etc. The goal shd be a greater understanding. Just updating OCP probably wd not see as many engaged as LAOs updates.
67	There's currently no real incentive for property owners to upgrade and register an 'illegal' suite as a legal Secondary Suite. We should make it easy and attractive for property owners to do so, since it would improve rental quality, and give the district much better data on secondary suites.
68	Affordable housing (ownership as well as rental) is crucial to most people. However, I do not think existing homeowners should be "incentivized" to make their homes or portion of their homes available to others. This is not a solution. Having worked at the RTB, I saw terrible situations where tenants' rights were more protected than those of landlords. Damage deposits don't even begin to cover most of the atrocious conditions left by many tenants. I don't know what solutions there are for that aspect, but I would not be nervy enough to expect any kind of participation from homeowners to share their space.
69	Stop giving the developer preference think of the community not just them
70	Ease barriers to creating secondary suites, and consider allowing more than one + garden suite in larger buildings.
71	This entire exercise seems contrived to appear as though the municipal government is working with citizens. As a strategy this fails because there are no metrics to be seen, only ideological platitudes. Voting for this plan only kicks the issue down the road. A real strategy would have defined outcomes and timelines. This has neither and accordingly should not be supported.
72	Yet another example of socialism in action- and how governments always make a problem worse by intervention. The best approach is to allow the free market to operate, and supply will quickly catch up to demand. Municipal government involvement should be minimal.
73	Environmental priorities
74	Missing middle housing is required; increased density around villages where people can live car lite lifestyles
75	No
76	Balance, please. Market and non-market aren't mutually exclusive. Make it easier for developers to build market housing while working with partners on non-market. And better communication is needed all around.
77	More focus on green space

<b>78</b>	More regular people need to be spoken to about this. The committee was geared to the development community. Many of those on the committee are currently working through development applications in Saanich as per the active applications website.
<b>79</b>	I believe it is critically important to preserve our green space, and to resist cramming in buildings taller than say 4 or 6 floor maximum. A look at the areas that have already allowed massing of tall buildings are, ironically, some of the most expensive housing markets in our country (e.g. Toronto, Vancouver). So taller and denser does not necessarily equate with "more affordable".
<b>80</b>	Please do not expand UCB. Mail all Saanich taxpayers a concise version of the task force's report.
<b>81</b>	Make haste
<b>82</b>	Housing is prohibitive to moving here to work.
<b>83</b>	Think about the next generation. Make good on your claims to support diversity and inclusion
<b>84</b>	Please keep in mind the already congested traffic areas and Developments already proposed for some of these busy roadways.
<b>85</b>	Some resident groups may be annoyed if this appears to override the outdated LAPs, but the situation is best tackled on a Saanich wide (and hopefully to some extent regional )basis
<b>86</b>	Each neighbourhood within Saanich have a special character and that character is special and important to all those that live in those neighbourhoods and that character of each neighbourhood should be respected to maintain and ensure the community's existing quality of life that those neighbourhoods enjoy
<b>87</b>	Adopt and Implement
<b>88</b>	This strategy seems really big. It needs to be laser focused on the really important stuff or little will get done in a lot of areas. Shoot for lots done in the really important areas
<b>89</b>	Allow much more transparent access to what is going on in Saanich planning dept. and allow much more resident/community input. This despite the constraint of COVID time. We must and cannot afford for the future of our neighbourhoods be less than very transparent.
<b>90</b>	This document needs to be reduced in size and complexity. We have the kitchen sink and more here and this municipality can't do all these studies. Great work if you are consultant. More talk and paper. For heaven sakes lets go back to basics. What about basic services.
<b>91</b>	Yes. this is the most important thing you will be doing this year. get on with it please and thank you.
<b>92</b>	make a strong effort to reach people in other ways than this survey on the computer. i.e on other media such as facebook or twitter.
<b>93</b>	Show more leadership on housing
<b>94</b>	Please be critical about where to use the strategy of increased density and height to address a housing shortage. Saanich should focus on the missing middle of the housing supply; affordable and human-scale homes for families. Luxury highrise apartments/condos are tailor-made for speculation and do not address the need for community housing.
<b>95</b>	Council has been presented with the facts (housing needs study) and a good strategy. Now they need to show leadership and start approving developments. Don't let perfect be the enemy of good. Too many good projects have gone down because they are not perfect.
<b>96</b>	Needs more focus/discussion on environment and sustainability

<b>97</b>	Housing Strategy guidelines should be included within the Local Area Plans. Each neighbourhood is unique and has different styles of housing and needs. For example, densification in an area that is not supported by transit would be pointless.
<b>98</b>	see 33 above.. LAP just slow down approval process and reduce opportunity ..as part of OCP strategy pre - identify sites suitable for infill and pre zone prior to LAP process ess.
<b>99</b>	Bleeding hearts and old farts. Property owners just need Laneway Houses and duplexing allowed.
<b>100</b>	This report is awful. It is full of jargon. It feels like those who will benefit most are the land developers and realtors, anyone who can make money and will not improve the livability and affordability of Saanich.
<b>101</b>	Speed it up.
<b>102</b>	I think it is important for Mayor and Council to begin to ask the questions of climate change and how that pertains to individual proposals that come before Council. The times I have come to council, I don't recall those questions ever asked or addressed. It is very difficult to support housing initiatives when you know that you will be potentially flooded out each winter. It is energy depleting and very costly. So it is important that we may desire more homes and more this and that but until we really manage growth through adequate infrastructure upgrades, I honestly cannot give my full support to changes which impact homeowners presently. We need to make sure we are not adding undue hardship on existing homeowners in Saanich so that it looks good for our new housing strategy. Look after what we have and do it well.,When we do a good job at that, the rest will follow.
<b>103</b>	I believe the housing strategy should maintain area specific planning and strategies. Infill and housing options adjacent to the major corridors should not be treated the same way as quieter more sfh oriented neighbourhoods. It is important to infill and density along these corridors to allow access to transit routes, cycling infrastructure, and to further develop mixed commercial/residential buildings to diversify the tax base. Do not sacrifice area planning to expedite growth at the expense of the enjoyment of our neighbourhoods.
<b>104</b>	Parking, parking, parking! Do NOT underestimate the impact of parking on existing communities. Make sure you consider how changes will impact existing communities.
<b>105</b>	You don't follow the existing Community Plan now, so why would I think that you will follow an updated one?
<b>106</b>	A holistic approach is a must! Municipal borders are only on paper, we need to look at the big picture.
<b>107</b>	Plan for 50 years out not next 5 years. Growth will happen as population increases and land becomes scarcer.
<b>108</b>	Don't let the development of housing come at the cost of losing green spaces and parks.
<b>109</b>	Build nice new rental units people will want to live in. Please don't erode the single family neighbourhood. They are less peaceful than before with all these extra suites.
<b>110</b>	In general I support co-ordination and co-operation with senior governments and the Task force report, but where serious compromises are demanded of matters pertaining to climate sustainability and footprint resistance is called for.
<b>111</b>	I don't think "one size fits all." Each neighbourhood needs to be considered for what is appropriate in that area.
<b>112</b>	Do not be intimidated by loud outspoken activists who do not support Housing changes in their neighborhood.

<b>113</b>	Think about neighbour's wishes. Adding more houses in a neighbourhood pushes current residents further away from central areas, leading to a need for more vehicles on the road as they travel to work, in order to keep the same quality of life on the road and more pollution.
<b>114</b>	A district-wide approach will not be a fair representation of Saanich's various districts, which council acknowledges are varied in topography and character. What is unique or distinctive to communities and neighbourhoods should be respected not destroyed or dismantled.
<b>115</b>	As a disabled student, I would love to one day be able to buy a house and live in it till I die. I'm going into a masters and very likely a Ph.D, and it saddens me that it is highly unlikely that I can ever own housing even if have a Ph.D. The poeple that are left out of housing arn't just people flipping burgers. They are teachers, and researchers who want to stay here. The rich folks who have sat on their properties for the last 50 years do not have the same amout of time left for them to put into the community. Give others the space to contribute, becasue currently, we can't.
<b>116</b>	Previous "housing strategies" by government have got us into the mess we now find ourselves. Be humble.
<b>117</b>	Local community associations do not represent a large part of of Saanich. I am not represented by them and their opinion and positions should be minimized.
<b>118</b>	Consider strategies to decrease the use of automobiles by encouraging more walkable venues and use of public transportation
<b>119</b>	Area within 20 square blocks should be completely consulted and Council should follow the recommendations.
<b>120</b>	Homeowners feel like their voices are not heard. When they are the ones paying for these initiatives. This needs to change.
<b>121</b>	Tread lightly. Go slowly. Don't change Saanich's uniqueness. Learn from Victoria's mistakes.
<b>122</b>	I trust in our Municipality to make informed and beneficial decisions and appreatiate the initiative and its approach to the community input.
<b>123</b>	Saanich is already a relatively diverse, stable, and desirable community in which to live. The report places too much emphasis on change (some of which is badly needed) and not enough on supporting and enhancing existing neighbourhoods, commercial areas, etc.
<b>124</b>	Just that the housing crisis is here now, and lots of people in Saanich are being negatively impacted on a daily basis. Action needs to be taken now, otherwise things are going to continue to get much worse, especially for families and those with lower incomes. There just simply isn't anywhere for us to go. Young professionals and new grads will continue to leave the city, and Saanich will lose its vibrancy and diversity which it desperately needs.
<b>125</b>	Tiny Homes are a viable option for lots of people. Many properties can easily support them.
<b>126</b>	Saanich needs to do a much better job of using Saanich-owned land to more effectively develop housing options. The Hydro land adjacent to RJH is a good example of where some of the land should be used for low cost housing.
<b>127</b>	I would like to see something done about the increasing homeless population showing up in our city. Housing these people without massive supports are only going to erode our neighborhoods, bringing violence and more crime.
<b>128</b>	I am not supportive of most of the Task Force's recommendations and would not like to see them implemented in the Housing Strategy.
<b>129</b>	Please increase the supply of housing. Please allow the ability to have multiple suites. The vast majority of the suites are illegal, please make them legal; you are making landlords live in fear. Please eliminate the bureaucracy in the municipality that has led to a low supply.

130	lobby province to eliminate the Property transfer Tax, it has added to the price escalation issue.
131	Speculation and developer lead re-zoning ( all about maximizing profit ) inflates property values and challenges home ownership. We live in Saanich not Langford for quality of life. Langford has cheaper housing because they chose density over quality of life.
132	More sidewalks and bike lanes please! Build the bike route through Cedar Hill Park! This will improve safety, sustainability and health overall.
133	Have council work with and listen to community associations. Change Saanich to a ward election system as recommended by the governance committee.
134	Affordable housing is 30% of a household income. Single adults deserve affordable housing as well
135	Stop these efforts to interfere in the market. Just get out of the way.
136	I would have concerns about any Housing Strategy that does not take into account the necessary infrastructure to sustain it and support a reasonable quality of life (e.g., roads, schools, services, traffic, parking, demands on local environment, effects on neighbouring First Nations communities). If these considerations have not been taken into consideration, I would not support the Housing Strategy.
137	Area specific planning should not come to a complete halt while you spend 2-3 years on OCP update-find some level of synchronization
138	Please consider traffic from increased hoist as well as the impact on parks and increased rural traffic and make it safer than it is today
139	Be transparent.
140	In encouraging people to rent 'garden suites' or 'granny suites' we need to check the state of these rentals. Experience has taught me that they are not always 'up to scratch'
141	Abolish single family zoning and parking minimums.
142	Official Community Plans are not expected to have any real impact on housing supply.
143	Due to our unique geographic area, current mixed zoning and changing population demographics, there are so many ways that we can diversify to address housing needs and I'd hate for council and committees to allow these needs to go unmet while they face generational "not in my neighbourhood" stalls and complacency by wealthier community members.
144	the strategy appears to pander to the needs of developers, bureaucrats and future residents. The "strategy" is being forced on communities.
145	This has been one of the most disappointing, slanted and poorly constructed survey I've ever filled out. It is evident that community interests, quality of life and character of neighbourhoods and climate change needs will be subverted with the implementation of these policies.
146	Undermining the Official Community Plan is disrespectful and wastes tax payers' contributions.
147	Do the Housing Strategy, do an update of the OCP THEN go back to LAPs.
148	Council should encourage development in core areas like Uptown and University Heights . If they encourage development in out lying areas they better start putting upgrades into roads and traffic.
149	It is important to obtain public input through Public Hearings, etc. before considering any changes to existing zoning bylaws or granting any variances to the bylaws.

150	Remove all barriers to investment in new housing, consider this problem from a business/investor perspective. You dont have the money to solve, investors have the money, but it will go the path of least resistance ie west shore
151	Balanced approach to entire municipality
152	So many developments and changes are being made without thought to how stop lights and traffic congestion will be managed.
153	Listen to the community associations. They could give your planners a lot of good direction. But, knowing that the planning and engineering don't follow current building codes, I don't expect any changes.
154	Open up rural Saanich to selective development.
155	No rezoning approval for developers, none! Low density, not increase.
156	Avoid adding more permanent staff positions. Keep your overhead down. We are (as taxpayer) swimming in public debt given the requirements of dealing with Covid.
157	Without a more assertive direction, i.e. Eminent Domain purchases of strategic land together with redevelopment for mid-density housing, I do not think this plan will make a dent in the problem.
158	If the municipality makes it easier to build infill and secondary suites by ensuring approvals and permits are easier to obtain this is helpful and within their immediate control. Focus on this and any cooperative projects for affordable subsidized housing. I'm not sure about supportive housing, it seems like it is ineffective in treating mental health and addictions and specialized institutions might be needed to stabilize people before moving to housing.
159	Cordova Bay does not yet have the required infrastructure and services to accommodate the needs of low income; diversity; homeless and refugee groups at this point in time.
160	There will always be outliers, so when a development is adjoining schools, cycling routes, parks and other areas of concern, then special attention should be given to those developments.
161	Please be aware that folks in Saanich are often "lifers"... and have much at stake and perspective to add
162	I am strongly in favour of mass upzoning by default, make the expectation that any rebuilding inside the Urban Containment Boundary is going to be multi-family of some sort. Force selfish people who want to build SFH to justify their selfishness with public and expensive rezoning requests.
163	The public MUST be given a REAL opportunity to express our concerns. The current development trend towards high density models needing extensive variances is unacceptable.
164	The existing OCP was very costly, stick to it and use taxpayers money more wisely, we do not need another study.
165	It is sad that you appear not to have had anyone with expertise in survey research designing your survey. The question organisation is sufficiently problematic that no serious use of aggregated percentages across response categories can be undertaken. The open-ended responses may, however, provide helpful ideas and insights (limited by the word count restrictions in each box)
166	Should not be used to circumvent existing OCP and LAP's - Changes to plans to accomodate Housing Strategy should occur through appropriate updates, not through arbitrary and one-off zoning changes.ing
167	no



<b>168</b>	the process of rezoning and development takes way too long. I still want quality developments but you need to add resources (ie. more staff!) at the municipal level to speed things up.
<b>169</b>	Please spend more resources on building houses rather than spending resources on never ending planning
<b>170</b>	Stop asking people their opinion. Who cares? It's either a housing crisis and you act like it's a crisis, or it's more of the same.
<b>171</b>	Don't try fixing something that is not broken. Leave Saanich the way it is.
<b>172</b>	Please do NOT destroy the social bonds, public order and green spaces that are characteristic of single family neighbourhoods. Densify moderately in small subdivisions and sidestreets, and keep in mind that live-in property owners are the best guarantee that renters will not create problems for the neighbours. The owners' presence will also keep policing costs lower. Also, respect the rights of strata owners to determine whether and how their strata will allow rentals. Housing policies should not punish private owners by removing their rights and sense of agency..
<b>173</b>	If not already included make sure our Strategy is coordinated with a regional strategy.
<b>174</b>	See the above comments entered as text.
<b>175</b>	Our goal as residents of Saanich should be to maintain and improve the quality of life that we have here. It should not be about maximizing the number of available homes to increase the population as much as possible. Density should not be the goal. If COVID has taught us anything it is that low density single family homes are the safest and healthiest way to live.
<b>176</b>	wonder if I can get support as soon as possible,And whether it can be done.
<b>177</b>	All of Saanich needs to be included in this Housing Strategy. Implementing individual area-planning just allows NIMBY neighborhoods to ignore the challenges by passing them off to other areas or neighborhoods.
<b>178</b>	how long
<b>179</b>	A district wide housing strategy must take environmental changes and costs into account as well. Residents of a future higher density Saanich especially will value natural spaces.
<b>180</b>	Regardless of the strategy we end up with, it's useless if saanich and council don't follow through it or ignore it when development applications come in. It needs to be followed. I can spend a million to buy a house and pick an area based on schools, amenities and the community plan. But if the plan is ignored because some developers just want their profit, what's the point?
<b>181</b>	Looking at the (probably rubber stamped) 12-home development on the "Lochside Trail" across from Lochside school, and daily witnessing the traffic clog that exists daily due to the school, I might go against the grain on this, but pave Lochside through to Lohbrunner (which connects to Blenkinsop) and let the rest of the landholders there build. It's just a bunch of rocks, so rather there than in the valley. But please, fit it into the area. We don't need Langford box/condos. There can be levels of affordable housing, but this development of land should not just be for the benefit of the cash grab by greedy developers.
<b>182</b>	Please try to find a way to lessen the reach strata councils can have on residents. Or less strata's in general. This is one of the main reasons we won't buy a home where there is a strata. I don't want to feel like I'm living in a rented apartment with landlords and pay more for it. Residents need more protection from their own strata councils! Give us some freedom!

<b>183</b>	I feel it is critical to balance the need for affordable housing with the needs of the community at large. I think that the current trajectory of densification in Saanich is a concern. I believe there needs to be a middle ground as many chose to live in Saanich
<b>184</b>	if your gonna make a plan make it apply to all of Saanich .
<b>185</b>	We need to be far more nimble and future thinking. Policies need to reflect that.
<b>186</b>	Stop being NIMBYs and legalize housing already.
<b>187</b>	Please consider land trusts
<b>188</b>	I have nothing to add.
<b>189</b>	Do not destroy green space and agricultural land in the name of housing development. That is short sighted, ruins community health, and transfers community wealth to private developers. Focus on housing supports for middle class affordability/liveability: not for low income, not for wealthy. Work with Province to implement local-workers-only ability to purchase, and remove rental, age and family status discrimination.
<b>190</b>	A reminder that regardless of whether you are a renter or homeowner in Saanich in the future, making housing decisions now will have effects for the next century-plus. Multi-family residential is primarily what Saanich will see built from now on, so expecting people to live in and raise families in 400-800 square feet with no parking stalls and no backyards is crazy. Yes, set your sights high - but they also need to be realistic. ALWAYS keep quality of living top of mind, if this is the type of housing that people will be in in Saanich for most of their lives. Single-family home ownership in Saanich will be unachievable for most Millennials and younger, but at least consider that they are going to live in condos all their life, your decisions today should not tie their hands in how they live their lives as they grow old -- you can't own a car, you can't raise a family, you have to shop at this store because it's the only one available on foot where we want you to live, work and play.
<b>191</b>	Would like to see more about environmental sustainability in the firm of concrete actions being woven in. How are considerations for native biodiversity, permeability, drainage, septic field maintenance, invasive plants, alternative energy, urban forest and natural area stewardship etc. Being incentivized as part of the management of housing?
<b>192</b>	I strongly feel you must address the issue of renters being able to have pets. This is so blatantly unfair & discriminatory. So many seniors & in these difficult times young people as well, need their companionship
<b>193</b>	There needs to be a public advocacy group.
<b>194</b>	Keep affected community members deeply involved in strategy approval and implementation through mass media, local town halls etc. to ensure continued support and engagement.
<b>195</b>	Please don't dismiss my input because I am berating this survey. I am glad this is being addressed and support many of the initiatives stated as would be the case for 99% of all people in a large municipality, but this survey is not going to give you the value that it could have.
<b>196</b>	The policies have caused the price of housing to become ridiculous. Shame on you!
<b>197</b>	Don't approve.
<b>198</b>	Consider the environmental impacts of increasing housing in the municipality not just the economics. Quit playing to developers who have more rights than taxpayers do.
<b>199</b>	Please hurry

<b>200</b>	consideration of the neighborhood/ quality of life of existing home owners/ impact on existing home owners
<b>201</b>	Keep things realistic
<b>202</b>	It is a waste of time.
<b>203</b>	Area specific strategies are crucial.
<b>204</b>	Distill it down to a more compact workable document
<b>205</b>	Listen to individuals, not just the developers who donate to you.
<b>206</b>	Do not continue to concentrate social housing, supportive housing and or shelters. Spread throughout multiple municipalities.
<b>207</b>	LAPs are desperately needed to inform the vision for neighbourhoods which includes much more than housing. Prioritizing only housing indicates Saanich has no aspirations other than as a bedroom community. We need to encourage commercial development and services so people have things to do in walkable / likeable centres
<b>208</b>	With more cars and people in community's as buildings go up.... there needs to be safer sidewalk infrastructure for safer walking. School zones in some areas like Tillicum area are suffering and kids are in danger. Eg. Colquitz school
<b>209</b>	Focus on zoning and leave it at that.
<b>210</b>	Infrastruture must be considered. I am watching as 100's of new housing is being built on the Gorge, wondering how this small area will deal with it all.
<b>211</b>	Pushing through supportive housing into established communities without community engagement is reckless. The quality of life of our community has already been diminished by the housing of homeless in hotels. Now we are being told there will be a supportive unit going in just a few short blocks from a school. Shameful. We are seriously considering selling our house as we do not feel safe raising our family in this community any longer. That is wrong and very unfair.
<b>212</b>	Densify existing residential areas and keep rural properties rural.
<b>213</b>	The plan is too broad in its scope and development in each individual area within the Saanich boundaries needs to be the top priority. Individual neighbourhoods and its residences voice should have a stronger weight instead of being totally disregarding when planning developments that do not work with the particular area.
<b>214</b>	Don't forget that people who aren't technically "low income" are struggling for housing, and spending 50% of their income on substandard rental housing now. And the situation is getting worse.
<b>215</b>	Make sure the public is informed on proposed changes and get feedback before making those changes.
<b>216</b>	Stop filling my neighborhood with homeless people and discarded needles
<b>217</b>	Keep parking in mind, stop allowing developers to not include adequate underground parking including handicapped and electric vehicle parking. By not doing so it increases congestion, parking issues and accidents in the surrounding areas. Though we may dream of having less cars on the road at least one spot should be provided per unit
<b>218</b>	Saanich doesn't need more density....be careful

<b>219</b>	Do not follow anything Victoria has done.
<b>220</b>	Low cost, affordable and supportive housing needs to be distributed evenly throughout Saanich. I live very close to the Victoria/Saanich boundary where there is a glut of housing for the homeless as established by Victoria Council. It is essential that supportive housing actually be supportive and include the necessary services. The one size fits all solution that has been used in the Gorge Burnside area has not been successful. People need access to housing solutions that fit their particular and individual needs rather than being warehoused.
<b>221</b>	Saanich has been slow to change. It is my hope our current council enables the community to change more rapidly to meet a diversity of needs.
<b>222</b>	Not a single word on environment or natural spaces was seen here
<b>223</b>	Actually listen to the neighbourhood residents and not grant developers so many variances
<b>224</b>	I don't believe council listens to the citizens, so it doesn't really matter. They will push through whatever highest-density strategy they want, regardless of the opinions of the citizens.
<b>225</b>	Green space and agricultural land must be protected from development no matter how much housing pressure there is. New tax ideas must not be passed on to home owners under the pretense of lowering speculation, or saanich getting a cut of "windfall" housing gains.
<b>226</b>	The housing affordability problem is here now. Please make changes quickly.
<b>227</b>	We must not sacrifice the rights of existing homeowners
<b>228</b>	People before profits
<b>229</b>	No Comment
<b>230</b>	High housing costs are driving young people away from their homes; hard-working, creative, driven people are leaving their hometowns for good because they know they'll never be able to build lives there. People are putting off starting families, starting businesses, because the costs of keeping a roof over their heads takes up most of their working time. It isn't just a Vancouver Island problem, or a BC problem, the costs of living are being driven up everywhere. Homes are being treated less like basic necessities people need to survive, and more like a secondary stock market; they're investment tools first, and places for working families, seniors, young people to live as a far distant second. People who can't afford to buy homes are paying the investment property mortgages of people who own multiple homes. Solving this crisis will take work from every level of government, from community organizers and workers; but it's necessary to secure a sustainable future for our communities.
<b>231</b>	I think many of these things are interconnected, and working on some key areas will lead to benefits in others, so I hope the approach is focused in an "order of importance"...e.g. if more housing is built to meet the demand, other areas will improve as a result.
<b>232</b>	I would love to see dedicated rental units in a council house, or row house style
<b>233</b>	Nothing I've read in the strategy is a big change. You need a radical change to supply, demand, incentives, taxes, etc, in order to make the scale of change needed to deal with the housing crisis. This housing strategy might help 10% of people. I would challenge you to create actions that are measureable - based on number of individuals/families who get into secure, affordable housing. And measure them every three months. If your housing strategy does not help 50% of low income people within 2 years, then it's not a good housing strategy.

234	Please, please, please let this new housing strategy protect much needed new developments against NIMBYs with too much time on their hands. It's really sad to see great proposals in great areas (close to galloping goose, groceries, buses, shopping - e.g. Raymond St proposal) get denied time and time again.
235	that Mental Health Housing has very poor management that needs to be replaced
236	Fire [REDACTED] for abusing [REDACTED] power
237	We need more housing in Victoria ASAP specifically affordable rentals
238	Neighbourhoods are subject to assortative distribution as communities with similar attributes cluster. Advisory bodies sometimes are subject to capture when so-called representative groups have self-appointed boards and represent only themselves; should be more community members drawn at random and groups subject to a membership audit to ensure they are representative as claimed.
239	This proposed policy will result in voters tossing the current council and mayor.
240	Get rid of single family housing zoning. It has a racist history. Also, get rid of the unrelated adult occupancy restriction.
241	We need more affordable townhouses and condo. We need less farms in Saanich and more developments.
242	Seniors are the most vulnerable with pensions falling well below poverty income. I pay more than half my monthly income in rent and there are more of us coming as the population ages.
243	Do not build homeless housing, this is a drug problem not a housing problem...the more money that is thrown at the problem the worse its getting
244	Be more considerate of neighbourhood input.
245	We need to find new and better ways of achieving our goals, so this is a good start
246	I think it is important to address housing needs on an area-to-area basis and densifying one step up in areas. ie if an area is predominantly single family, allowing garden suites and duplexes. In areas that are heavily duplexed, adding townhomes. Etc.
247	I'm very wary of rezonings.
248	careful planning. Increase density without losing greenspaces. In support of creating neighbourhood hubs to increase community feel like cook st. village in Vic. to try and reduce through fare and concrete sprawl. Tillicum area feels like concrete jungle. Multiunits need underground parking vs. surface parking to reclaim greenspaces and increase security. Ensure accessibility
249	More specific people verbiage around people with special needs [disabled]
250	with so many good ideas going forward, please DO NOT YIELD to pressures to erode Urban Containment Boundary.
251	This strategy panders to the wants of the development and real estate professions, rather than to the people who live in Saanich and have the most to lose. As a long term resident, I am angered that this plan is being forced upon us. Saanich Councillors, stand up for your residents! If this plan is followed through on, the Saanich we know and love will be destroyed forever, paved over, converted into just another big city. Say no to development!
252	A lot of the struggle to approve these things seems to come from people who are dissatisfied that people can afford housing in their neighbourhood. Please ensure that all voices are heard

	equally and people can have a chance to afford housing in safe locations with welcoming neighborhoods that aim to uplift rather than put down
<b>253</b>	Working with the university to make student off-campus housing more accessible, affordable and equitable.
<b>254</b>	Allowing the development of du-/3-/4-plexes, townhouses or apartments in single family residential areas needs to be done on a case-by-case basis, not through blanket zoning, since every site is different and every different neighbourhood will be impacted differently. Letting any single family housing lot be developed into du-/3-/4-plexes, townhouses or apartments is fine in some neighbourhoods but could detrimentally impact others. Please do not allow it everywhere.
<b>255</b>	Saanich is a large and very diverse area and it is inappropriate to implement a blanket approach across the whole district. Area specific planning, using the strategies suggested in this survey, would be much more appropriate.
<b>256</b>	I support increased diversity of housing, more rental housing, and more affordable housing in my area. But this report feels like a bludgeon. Please consider adding community-building elements and infrastructure to balance the apparently HUGE number of new houses you plan to add. Otherwise they will never become homes.
<b>257</b>	Does district wide include Broadmead? It's clear that pushing back Local Community Plan and proceeding first with the Housing Strategy appears that once the Housing Strategy is in place local plans ( Community Associations) will have no say council will simple say we must follow this Housing Strategy ..regardless of what local residence want in their community. The strategy is too narrow no consideration of what existing neighbourhoods want. No mention about senior housing care facilities.
<b>258</b>	It appears as if the driving force behind this survey is coming from the councillors that got the least votes.
<b>259</b>	Making our lives easier will make your lives easier
<b>260</b>	Don't forget to leave adequate farm land etc as food stability becomes more challenging
<b>261</b>	Anything will help!!!
<b>262</b>	Support for innovative strategies must develop buy-ins from the community at large. Strategies could be viewed as top-down, special interest-driven. Best if Saanich citizens support new policies.
<b>263</b>	The problem of homeless people who have mental illnesses and are addicted to drugs needs to be addressed across the district. We cannot allow overnight camping in municipal parks. Homeless people from out of province should be sent back to their province because otherwise new emergency housing spots will attract people from out of province. Priority should be for local homeless people.
<b>264</b>	Higher density and variety of housing options will result in a more affordable, vibrant and green place to live
<b>265</b>	Remember that current resident opinions are outnumbered by future residents (and voters), if the Housing Strategy is welcoming to newcomers to Saanich.
<b>266</b>	Infrastructure.
<b>267</b>	"Simplifying and streamlining approval processes" should not compromise the integrity of review and approvals.
<b>268</b>	Many people have lived in these neighborhoods for years and now our children can't afford to buy here. We also face massive houses on small lots going up beside smaller historic homes and

	there's a large loss of privacy. I love saanich and I love my neighborhood but I'm scared that the feeling and sense of community will change if we allow for too much infill in residential areas.
<b>269</b>	Opposed to supportive housing and services that attract homeless to the area. Support social housing for elderly and disabled.
<b>270</b>	I did not see anything in the housing strategy about the Native population in Saanich. Will this be addressed?
<b>271</b>	Consideration of current and long time residents is missing
<b>272</b>	Focus on maintaining existing infrastructure before thinking of infill or any densification. Many ramifications of these proposed strategies are being missed or ignored
<b>273</b>	Always keep the Taxpayer in mind.
<b>274</b>	This is not an innovative strategy, it is effectively a continuation of the status quo.
<b>275</b>	Remove the carriage houses from saanich! Also... why is saanich not doing any sterilization of the deer? This was successful in oak bay. Why aren't you doing anything?
<b>276</b>	Think big!
<b>277</b>	Local area plans are critical for community buy in.
<b>278</b>	rewrite in plain English
<b>279</b>	Victoria is the place I was born, and it's the place I love the most in this world. I had no idea growing up about our housing situation, and had been optimistic moving out on my own. Since then, it's been a decade of applications, searches, rentals and rejections while I still search for the living space I had hoped to have when I was 19. Now, entering my thirties, it's becoming painfully obvious that there is no room in victoria for myself to plant my feet and start my life, and there certainly won't be any for my children at this rate. Affordable housing in Victoria is issue that's influenced my entire life as I've worked to afford an adequate place to live. I hope it can change for the better before I have no choice but to go elsewhere else just to survive.
<b>280</b>	Seems to be Oriented to unrestricted development at the unreasonable expense of existing neighbourhoods.
<b>281</b>	Research concepts of housing affordability beyond the myopic opinions stated in the Strategy. Affordability is not just about the cost of an item, but about people's purchasing power. This is well-documented in the literature and something I'd expect those implementing policies to be familiar with. Build a rapport with ALL community members to get feedback using proper venues and feedback mechanisms..
<b>282</b>	This strategy retains the rural area of saanich. Explicitly stating protection of land outside the urban containment worth restating.
<b>283</b>	I want you to actually come to my neighborhood and speak with me and other residents directly.
<b>284</b>	Having additional affordable and market housing supply is essential to help meet demand. However, please do not do this at the expense of current homeowners. Please consider the residents who have managed to purchase a home in Saanich and not penalize them in your attempts to address current housing issues.
<b>285</b>	This needs to be implemented through and OCP update. Saanich has such great opportunities to become a more complete and vibrant community and needs a refreshed vision which is touched upon in this survey but needs to be solidified in a new OCP.



<b>286</b>	Any proposal should have ongoing building of affordable units particularly for the disabled and elderly over the next 20 years or more
<b>287</b>	As a student I feel very strongly about making affordable rentals. I should not have to resort to food banks in order to pay my rent. Currently, my rent per semester (4 months) is more than I pay for school. Many people I know have to resort to illegally staying in small suits with lots of roommates in order to afford to live on n victoria. This is challenging for both tenants and landlords.
<b>288</b>	Adopt area specific (island or lower BC) building code. Not build like the rest of Canada where temperatures are 105 to -20! Be very careful about high density. Improve access to other areas for house construction - Sooke + Up island. 2500-3500 sq ft lots are too small.
<b>289</b>	Yes, I'd like to see action now, this survey is filled with many words, carefully crafted in numerous committees, but I wonder how far away is implementation?
<b>290</b>	Real Estate has become 20% of our economy but only only employ a realivly small percentage of our work force. With low interest rates, investors have moved away from traditional retirement investments because they do not payout. Young people like the low rates because they are trying to get into the market but the whole system could collapse if rates increased only 2,%. How do we protect first time buyers against high prices and low wages and potential rate increases in the future?
<b>291</b>	I think the council already knows this, but I think there needs to be a greater awareness of the student population in this area... It is already very hard to find affordable housing and I am nervous with the influx of students returning after the pandemic that it's only going to get harder. Students simply can't afford \$2500 for an 800 square feet basement suite!
<b>292</b>	We need to consider the effects of climate change and the pressure of people migrating north and be ready for the increased demand for housing
<b>293</b>	End the LAP pause.
<b>294</b>	Protecting and even better saanich's ecological diversity needs to be key element of plan to increase/improve housing
<b>295</b>	It is time for council to worry less about re-election and more about real change. Year over year nothing changes, and bylaws are outdated
<b>296</b>	VIHA needs to replace housing management
<b>297</b>	Actually seek and seriously consider neighbourhood input. It's not a matter of NIMBY, but concerns for 6-8 story buildings being plunked down in the middle of established neighbourhoods and not providing adequate parking and infrastructure for potential traffic probelms
<b>298</b>	No garden suites in existing residential areas. Loss of green space, peace quiet and privacy to surrounding properties would be a great loss to existing residents.
<b>299</b>	Make it so people can aford a place to live live
<b>300</b>	That housing for at risk youth or adults be kept urban and not in family neighborhoods
<b>301</b>	Housing is a right. Profiting off housing is not a right. Start there. If not then end rental housing completely as it is a means to keep poor people poorer and rich people richer. No one should have to rent out another persons home in order to pay off the mortgage of the one they build equity on. So either no one should be able to re-sell a home for a profit or EVERYONE should have equity in their home that can be recuperated upon selling. If that's too extreme for you then you have to ensure that all housing is tied into the 1/3 of income rule. If the mean rental cost of a 1bd apart is \$1500/m then my income needs to be no less than \$26/hr /40hr/wk.

	That's no where near minimum wage. SO, index either rents to actual income levels of renters or fix the minimum wage. Same with PWD benefit—it's no where near enough to live off of let alone cover rent. 40 years ago Saanich and other municipalities needed to tax every real estate sale and put that revenue into affordable housing.
<b>302</b>	Minimize light and noise pollution, add to green space, enhance food security e.g. with community gardens and markets, enhance community engagement with arts/music festivals
<b>303</b>	Consider the generational and equity impacts of your decisions. There are so many ways that municipal decision makers can create real, lasting impacts to improve the accessibility to housing for residents- do these things, don't focus time on lobbying other level of governments to fix a problem that you can work on yourselves. Lastly, be mindful that residents aren't just homeowners. If your advice is coming from groups that are all white, upper-middle class, and property-owners, the strategy won't just be useless it will be damaging. Be the inclusive, bold and thoughtful Saanich that you are about so many things!
<b>304</b>	THOW
<b>305</b>	High density (above 6 stories) is appropriate and necessary on major corridors and intersections, but we must embrace gentle density across the District and in all residential neighbourhoods. This gentle density should accompany purposeful fostering of existing and new neighbourhood village centres.
<b>306</b>	Ban foreign ownership of Saanich homes.
<b>307</b>	The Victoria area suffers from having too many governments. Trying to develop "District-wide" planning is impossible, because someone, somewhere will object!
<b>308</b>	Invite more tenants voices
<b>309</b>	The OCP is a high level planning guide. It is in the LAP's where community engagement must be focused to bring residents on board.or co
<b>310</b>	Take into account the number of people moving here and project forward.
<b>311</b>	The crucial lens is climate justice. Eg. Buildings must be mandated to provide an electric car share and electric bike share per certain # of households and a certain amount of greenspace per household within in their complex (eg. Exterior yard, inner courtyard, rooftop) and/ or by creating or adding to a nearby park.
<b>312</b>	no
<b>313</b>	The strategy is potentially too wide reaching, and too dependent on consensus-building initiatives. We need direct action, and we need to be very forward thinking, the time for a light touch has come and gone.
<b>314</b>	Strong public input by all ages and incomes.
<b>315</b>	I made over \$90,000 last year and still roughly 1/3 of my after-tax income goes to a modest single-occupancy rental property. I can only imagine how tough it would be for low-income citizens to get by here...
<b>316</b>	The crisis is severe enough that almost anything that creates more housing of any kind is going to be directionally better than the status quo. Focusing on types of housing risks higher prices over the longer term.
<b>317</b>	I
<b>318</b>	Making sure people are aware of it. Mailing the info out to people, not just showing it on social media

<b>319</b>	Smaller groupings of townhouses ( 25 or fewer) are much more acceptable to a neighbourhood. It helps build a better community and has a lower impact on existing infrastructure such as roads.
<b>320</b>	Victoria has become completely unaffordable for young people to live. Saanich has the opportunity to make living affordable and keep the younger population from leaving the region. I went to high school in Victoria over 10 years ago and every single one of my peers has left the province due to the financial housing crisis. Saanich will lose its young people if things do not change.
<b>321</b>	As said before, if you increase supply but allow it to go to AirBnB etc., there is no point. Have restrictions on homeowners renting for vacations.
<b>322</b>	Move quickly. better to get it done and make improvements after the fact than fail to act.
<b>323</b>	How many people and how much time was wasted on this
<b>324</b>	Rethink what you're doing! We all work hard throughout our lives to get what we have, no matter how much or little we have. I'm sick and tired of those that keep getting hand outs and doing nothing to contribute to our city. They don't pay taxes, we've seen an increase in crime. Help seniors that can't afford medicine, hearing aids, food, housing they are the ones slipping through the cracks. They don't know how to work the system like some of the homeless are doing.
<b>325</b>	Illegal housing in our area has led to: human feces; drugs; theft - first in 30 years; used needles on paths used by children; nobody feeling safe using what used to be well used public paths; use that contravenes zoning bylaws and OCP. Until you get this cleaned up, volunteering for more of the same is community suicide.
<b>326</b>	DO NOT SPEND ONE CENT ON THIS PROGRAM.
<b>327</b>	Given how much of this survey and report have been written, and the absolute lack of publicity that there even is this survey for Saanich residents, and that the timeline for completed feedback is SO short, I sadly fear and expect that the decisions have already been made, and this is but a formality so that "consultation" with residents can be claimed. Forgive me for my harshness and defeatist attitude, but I've seen this pattern too many times. Please prove me wrong, and don't rush to push this through. And remember zoning exists for a reason, and single family areas dare not become something different overnight. Keep the protections that exist for a reason. remove them, and you can never go back, neighbourhoods will be forever changed, without real consideration for those already there. If too much changes, many will leave, and new problems as a result. Thank you.
<b>328</b>	Density improvements to meet carbon neutral goals and adaptation to the climate emergency
<b>329</b>	It's your job to identify the best areas to use to solve the problem, and don't let NIMBYers in that area push you away from making real change. We need change.
<b>330</b>	I have a concern over the potential loss of community amenities in the rezoning or conversion of land use. The sale and potential redevelopment of Church properties is happening in Saanich and all BC cities with a loss of community meeting space for Scout troops, Girl Guides, daycares and pre schools. Council needs to assess the present use of these properties for these purposes in approval of housing projects.
<b>331</b>	Speed up projects and drop barriers for developers to do their job and increase the supply of housing.
<b>332</b>	Increased housing means increased strain on resources, like parks, recreation and libraries. This also needs to be planned for and included in planning stages. We don't want to end up like other

	local municipalities that have built tons of houses but haven't added enough parks or other rec facilities.
<b>333</b>	I would like to know how Saanich will accomodate current BC Building Code restrictions on the ceiling heights which require 8' for new buildings but may include some of 6'4" to 10'rooms in older existing buildings. If such buildings are to be available for affordable condominium conversions for example, should such owners not have the right to accept a range of ceiling heights acceptable to them?
<b>334</b>	I support a more aggressive approach to facilitating appartement building construction.
<b>335</b>	I currently live in a run down, rat infested complex run by Pacifica in Saanich. As much as I want to see more affordable housing I want them to also deal with existing housing that is crumbling. So please address this with BC Housing.
<b>336</b>	the public input needs to include the community residents. I am concerned it is guided by the developers. there must be input from the local residents.
<b>337</b>	Make sure that complete geotechnical assessments consider all aspects ie. boulders falling from elevated land above proposed development, wetland integrity in earthquakes, building materials, soundproofing,
<b>338</b>	Everyone is entitled to affordable housing but so far I only see negative impacts on my local area. For instance, we have a lack of green space and a lot of pressure to build multi level housing in our single family residence area. Too much too soon. I am being pressured to move out of a place I have lived for forty years. Stick with and respect local area plans. If we cannot rely on them, then we need to move somewhere else that does respect them.
<b>339</b>	Consultation has to be cross sectional and diverse demographically
<b>340</b>	I am young and looking to buy a house/townhome/condo, not rent for the rest of my life!
<b>341</b>	It makes me sad that Saanich could put out a survey like this without a single mention of the environment. What a shame. Truly dissapointing.
<b>342</b>	As indicated before, I just heard of this task force plan while reading the Saanich News editorial page. So why have I not heard about this before? It is a bit disheartening to hear that our council is willing to amend rules without a public hearing.
<b>343</b>	The very principles that lay the foundation for the housing strategy should apply equally to the nature of existing neighbourhoods and existing residents? Neighbourhoods should not be compromised or degraded by negative impacts in order to accelerate infill housing. Congestion, over parking, and loss of mature trees are matters that also need to be addressed by creative development solutions to sustainably respond to housing demands. Implementing effective policies will enable Saanich to be responsive to community housing needs, but Saanich, and the CRD region will never resolve the housing needs and affordability issues. With that in mind, Saanich Council needs to pay heed that our efforts don't destroy the essence of Saanich...which makes this Community a community for all. Please, be attentive to finding ways to mitigate infill impacts in existing well-established neighbourhoods, and be cautious when considering the merits of infill housing in rural Saanich. These policies
<b>344</b>	I would like to think they will consider the parking in question before diminishing the housing on larger lots because we know there is never enough right now.
<b>345</b>	There are very distinct areas within Saanich, and I think this is a big part of the attraction of Saanich. If you want diversity then having some diversity in the housing options and diversity within areas of Saanich is a valid goal. Regression to the mean (read: 'mediocre') is a risk if the OCP is the same for so many distinctive areas of Saanich.

<b>346</b>	Municipalities provide services to the communities that they serve, providing services such as road maintenance, water and wastewater utilities, waste management, and emergency management, you are vastly overstepping your mandate!
<b>347</b>	Take a look at communities such as North Vancouver and others. This type of plan simply does not work. Prices do not go down, traffic becomes congested (folks, the car is here to say, stop treating motorists like second class citizen.
<b>348</b>	This is a Regional issue, that has to come from a Region wide Strategic Plan and Business Plan, built on REAL needs. Remove the developers from the hen house.
<b>349</b>	Build coops. Measure diversity in them. Do a better job defining who is low or middle income. Incomes haven't moved much in 20 years
<b>350</b>	Single people are having a hard time living. It's creating so many social problems
<b>351</b>	I find this questionnaire so skewed in a 'pro-densification' way, there is no way to properly express concerns other than in these tiny boxes.
<b>352</b>	none
<b>353</b>	Please think of the families that want a home above the owners that want to make money
<b>354</b>	Diversity in the terms of nonprofits and seniors should be kept separate. I would not feel safe living ina. Building that allowed homeless people to be housed
<b>355</b>	I do believe that district by district planning is a better approach than an overriding Saanich set of goals
<b>356</b>	A district-wide plan will inevitably benefit certain areas, such as Broadmead (with its restrictive covenants) and Propect Lake and other more rural areas, while disadvantaging areas profit-driven developers favour while doing nothing to maintain neighbourhood cohesiveness.
<b>357</b>	We need affordable housing here in Saanich. We love living here but fear being driven out by the absurdly high prices.
<b>358</b>	I have previously expressed my concerns to council which have not been acknowledged by most councillors and the mayor. You must acknowledge current taxpayer concerns and find a way to address them.
<b>359</b>	I fully support this! I'm a physician and have worked and lived in many communities, I've been both a renter and a homeowner. Victoria is by far the most stressful place to find housing! Lack of stable long-term "nice" rental accommodations plus unaffordable housing prices = a housing crisis! It's of course even harder for my low-income patients, and secure and stable housing is a crucial part of health and well-being. Thank you for putting forth these initiatives.
<b>360</b>	Priority should be given to standardizing affordable housing
<b>361</b>	"Neighbourhood characteristic" is an artificial excuse to rejecting development. Mixed use development is missing too. What about encouraging small business development at the same time? Housing with a coffee shop attached?
<b>362</b>	Focus on housing families and working people. \$1700 a month for a one bedroom apartment is not affordable for working people. Provide care facilities for the homeless with mental illness, brain injury.
<b>363</b>	Each neighbourhood is unique and should be recognized and treated as such. Therefore general strategies do not apply equally throughout the municipality.
<b>364</b>	The "vision" for housing in Saanich described through the Housing Strategy is not an appealing one for someone who has lived, worked and invested in Saanich for 50 years. It seems like the Task Force's "vision" is for another Langford. Or downtown Victoria. When you talk about

	"inclusive" you are ignoring the tax-paying residents who have lived here for decades and helped to build Saanich into the wonderful community it is.
<b>365</b>	I think local area planning is important as it draws input from more residents via their local community association than might otherwise be captured by a more high level, global approach. Saanich covers a large area with many different neighbourhoods and it shouldn't be a "one size fits all" approach as different people want to live in different settings.
<b>366</b>	The housing strategy must be accompanied with hard production targets each year established for densification in all areas and types of housing and for each neighbourhood Association area. Any target not achieved in a given year will result
<b>367</b>	Reduce "Red-Tape" in the Development process, and standardize among Municipalities throughout Greater Victoria.
<b>368</b>	I've lived in greater Victoria for almost 40 years. Some parts of Saanich have changed, but many parts have stood almost completely still. Housing prices are rising - but incomes are not. More housing supply is needed. Reducing car dependency with more density around village centers will make Saanich a vibrant and amazing place to live!
<b>369</b>	Yes, Please read my comments made throughout my responses to this survey. I fully support the goal of fair, equitable, affordable, safe, diverse, dignified housing. However, I am concerned that, in responding to pressures, the housing "crisis" becomes the trump card that over-rides all other legitimate considerations. My sense is that the Task Force includes individuals with worthy credentials who are, in most cases, acting in good faith and in high-minded, altruistic ways. However, there may be a built-in bias that has not been recognized, i.e., a "stacked jury" predisposed to addressing the crisis by building more, higher, denser, faster, cheaper, more expediently, with no vision of what it will look like will, no clear limitations or boundaries to endless development. "Group think" is a risk factor. We risk ruining the good things we enjoy in Saanich: safety, cleanliness, air/soil/ water, quality, walkability, open spaces, quiet neighbourhoods, sense of community.
<b>370</b>	There appears to be a need to connect this strategy with the work being done by the RSTC for Resilient Saanich
<b>371</b>	Focus more on meeting current Sannich residents needs and less on accomodating higher density
<b>372</b>	generally support but a number of areas need further clarification and for stratas, banning no rental bylaws are a concern with respect to strata governance re: interests of the corporation and strata owners; 33 not sure as pros and cons not explained
<b>373</b>	Reward property owners who provide income based rental units.
<b>374</b>	Neighbourhoods vary so much that a single approach to all of Saanich will not be successful.
<b>375</b>	More involvement with all current owners of single-family dwellings is needed. These discussions need to be brought to the attention of every owner in all of Saanich. They need to be on the news, extensivley. Mst current owners have worked a lifetime to get a home for themselves and often to share with their children. They need the same amount of respect for how their property and life-savings are going to be altered.
<b>376</b>	The task force seems to have already determined a direction to increase density and open Saanich to housing for all. A much more cautious approach is needed otherwise existing neighbourhoods will be forever changed to the detriment of current taxpayers.
<b>377</b>	More consideration for local first time buyers. It's crazy that the elderly already have a ton of 55+ only buildings yet they are often specifically mentioned without local first time buyers mentioned. Also please act quickly before more of my friends move to Alberta.



<b>378</b>	Don't change things too much but have a strategy that supports a wider range of housing arrangements and incentives for shared housing and development of the missing middle.
<b>379</b>	Ensure LAPs are respected. Do not allow developers to overrule.
<b>380</b>	The housing market is sub-regional, not local. Suggest approaching the three southerly neighboring municipalities to endorse as many aspects of this strategy as possible - Victoria, View Royal and Oak Bay - and to jointly implement all of the applicable recommendations.
<b>381</b>	This survey was a complete dumpster fire. Could have been worded better. Lawyers did not need to be involved with the making of this survey.
<b>382</b>	Increase public awareness of programs like this through TV newspaper etc.
<b>383</b>	expansion into urban area
<b>384</b>	There are many details of which need to be taken into account. Reducing parking supply in developments increases the demand and stress on the roadways which create more problems. You have clearly heard that residents are opposed to Garden Suites and Secondary Suites on the same properties yet that is something being proposed. More work needs to be done on this before it is approved.
<b>385</b>	There was no consideration for a rural saanich lense on this strategy. this entire strategy is designed for densified urban saanich and has no provisions for a large populous of rural residents.
<b>386</b>	You need to put less weight on the NIMBY community associations. They don't even represent the community they're in, just the people who want to be loud. I've lived in my area for 13 years and have never had a single engagement with my community association, and I'm strata president for over 60 residents. Zero. They're next to useless.
<b>387</b>	Poor public engagement process ; apart from a small ad In the local news, NO MAJOR COMMUNICATIONS STRATEGY EVIDENT- [comm plan 101 : tell people the info 12 times and on13th they get it. LAZY communications process ; look at you own data what % a single family dwellings THEY ARE YOUR AUDIENCE - not potential maybe arrivals of the future - OTHER : UVIC is the worst community partner I've ever know - UVIC ->step up significantly or be seen as part of the problem rat hare than part of the solution -very poor community relations for that organization
<b>388</b>	Politicians VS Professionals in the field ? Property and business owners trying to survive during COVID - seeing nothing in this survey to support citizens, only more studies and taxes.
<b>389</b>	I do not support packing people in like sardines. Do we have enough infrastructure (roads, schools, sidewalks, parks) for such a big increase in density?
<b>390</b>	Don't let this report languish like so many others. If housing truly is a "crisis" then the same processes and procedures will NOT get you different results. Something has to change operationally.
<b>391</b>	Stop wasting time "planning". Fix the problems. You know what they are.
<b>392</b>	As long as we always keep in mind the impact on the environment.
<b>393</b>	I believe it is a dangerous approach to implement a housing strategy that encompasses all of Saanich disregarding the local areas. each area is unique, and should be treated as such. To implement speedier development applications and changes to zoning mentioned in this document is very unsettling. I have yet to see one development in our neighbourhood that has been affordable with the exception of the BC Housing Townley project.



394	I would like to take this opportunity to express my frustrations and what I believe is the biggest reason for the housing crisis: "out of towners". I earn a very good wage, have no debts, and have a good amount of savings, but I am unable to buy any house within Saanich because I keep getting out bid by \$100 to \$200 thousand. People are coming from other parts of Canada or the US and drastically increasing the house prices with the extra money they have. I am literally unable to live in the area where I grew up and work in because out of towners have inflated housing prices. I know life isn't fair, and nowhere else is it more clear than in the current housing market. I know the idea of preventing other people from moving here will likely get laughed at, but my realtor keeps telling me that non-Victoria residents have been the biggest reason for increased prices. Efforts should be made to heavily tax foreign buyers. I literally can't afford to buy in Saanich and I make six figures.
395	The principle of supply and demand will apply --an increase in supply will reduce demand and therefor keep price low
396	Ask the province to abolish the ALR and allow the land to be developed. Most is golf courses that could probably not ever be farmed anyways. Seek to bar foreign ownership and please stop adding density.
397	The name of this committee should be changed to reflect its focus: SAANICH LOW COST HOUSING COMMITTEE. The report should be renamed SAANICH LOW COST HOUSING REPORT. There is no information about the big picture of housing in Saanich.
398	It would make the most send to have a general plan for the whole crd. Not just Saanich. This is an overall problem
399	Listen to the permanent residents and taxpayers of the district.
400	Saanich is a rural gem that will be destroyed by infill and densification. Yes, it gives a broader tax base, but the quality of life that Saanich residents have long enjoyed will be destroyed if you force urbanization upon its citizens.
401	It would help to know exactly what areas are going to be impacted and exactly what changes will be made to effected areas. Can Council be trusted to act in the best interest of the Community? Is the Task Force a true collaborative effort or just another developer enrichment scheme.
402	I do not think it is a good use of government time and money to try and make housinf affordable. It is a supply and demand system, as it should be. We live in a destination city - the more you build, the more will come. Housing will always be expensive here, as it is in a lot of destination cities. there are plenty of places where it is easier to afford a house - relocation is the solution.
403	You need to involve people from the start. And i dont mean citizen representation. that is the lowest level of engagement. work with populations of focus, newcomers, women leaving violent relationships, people with mental health and addiction issues, LGBTQ+ etc so you can gather their experiences and build the strategy on it
404	Outreach/advisory program for tenants to utilize until the Housing Strategy is implemented.
405	Just that focusing on middle class earners should be a priority as well as they are often left out of the equation. The least support while still paying high costs
406	Yes, make things like this survey available to those that do not have access to a computer or internet. It should have been a hard copy distributed to every house hold in the municipality.
407	While I think an overarching district-wide strategy is important... Saanich is such a large district compared to others in the CRD that I feel area-specific planning and consultation with

	community/resident's associations is still very important for it to be successful. As each area has different needs, etc.
408	A strong concern is that it is actually stated that public input will be heard but that the HS's recommendations are expected to make up the bulk of the policy decisions. It sounds like the public engagement piece is just ticking a box. Sorry, but that is how it feels.
409	I would like to feel assured that by-laws and covenants were not overlooked in order to pass building permits and plans that seem to meet the quick need for housing but totally ignore the look and feel of the neighbourhood. I would like to see buildings restricted to no more than 6 stories unless the buildings are placed within a totally urban environment such as that around Uptown. If Saanich wishes to create a "city centre" around Uptown, then concentrate the taller buildings there. I would strongly support duplexes and even triplexes.
410	Please consider the Tillicum Gorge corridors as highly suitable for development for affordable housing. All types of housing would suit the area considering the income and zoning mixes that already exist in the community.
411	This such a far reaching initiative and yet the report and survey are hard to understand, full of jargon and confusing. I am left feeling uncomfortable. Saanich must invest in better engagement as we will have to live with the outcomes for ever.
412	I think this has probably come across, but the Urban Containment Boundary is arbitrary on Alderley Road. There are homes right beside the line that want to develop their land and increase housing options for lower income families and help increase diversity in the area. The homes are not used for farming, have insanely high property tax bills and would be perfect for the development of diversified neighbourhoods in a highly sought after area.
413	Only to continue to recognize, resilience and climate adaptation and mitigation, as you have in the 2050 climate plan are going to be key planning drivers, especially for youth.
414	Most of the policies look good. I hope they are implemented effectively with transparency.
415	this task force will ruin our neighborhoods - which are already overRUN with Air B and B - vrbo rentals and no oversight or enforcement fm city as is. no owners living in these properties . vacation rentals restrictions currently not enforced - transients and people speeding in our neighborhoods here on air B and B
416	Don't ignore seniors and the disabled. And don't lump us in with those living with addictions or unsavoury lifestyles. Your grandma deserves a safe place to live with a balcony and a pet.
417	Much needs to be done to reduce inequity in Saanich.
418	Consideration for green space and retaining heritage buildings/heritage environments.
419	THE HOUSING STRATEGY REPRESENTS A FUNDAMENTAL SHIFT. BEYOND THIS SURVEY, A COMPREHENSIVE CONSULTATION WITH HOMEOWNERS IS NECESSARY.
420	Put a cap on foreign purchase or ban it altogether.
421	proposed actions are all over the map, probably impossible to predict what will be the impact and individual much less combined actions; suggest focus on improving visibility and open-data related to land use; some recommendations lack rational (reasoning) and supporting indication of how will delivered desired changes
422	Simple stuff, like changes to RS zoning, making duplexes authorized for all RS zones without community support. Also, a vacant homes tax. Don't complicate it
423	It is great on paper - a bit harder when you are telling someone you are going to radically affect their neighbourhood

424	Prime example this is a 10 year plan I'm guessing it will take 5 years before the government does anything besides have more meetings
425	These actions are good and a step in the right direction, but there needs to be more actually implemented and ASAP.
426	i think i've said it all
427	Stop looking at the next election and make the best decision for the future. Make Saanich a place where people want to build and not avoid.
428	Much stronger commitment to reconciliation would be good. This is a lot of determining what to do with land that is stolen.
429	Think about what life will be like here 15 years from now.....
430	Overall, this looks effective. As long as community engagement is there and the environment is considered as much as possible as well.
431	How do you ensure local communities still have some "control" over what happens in their local area? The report seems silent on the role and strength of Local Area Plans.
432	You must not use this super-strategy to ignore all the other planning processes already invested in the communities.
433	reduce and not increase density
434	Get the Second Hand Smoke issue dealt with
435	Rely on professionals vs whoever came up with all these less than practical notions please or our tax dollars will be spent on some very far flung impractical things.
436	Existing local area plans and the Shelbourne Valley action plan need to be respected. They were developed in a truly collaborative way and are excellent plans that respect the existing communities and allow increased density. You'll never get community buy-in again if you don't follow them- especially the Shelbourne Valley Action plan which is only 2 years old!
437	Who wrote this report? I haven't looked at the membership of the Task Force, but the wording sounds so pro-developer that it makes me sick. If you want to forge a community consensus around the solutions, you needed to be more inclusive.
438	Look at some development in A-1 zoning/ garden suites/2 homes on acreages
439	If a district wide approach is going to focus on a hundred different ideas like Saanich has suggested here I'm against it. If instead a district-wide approach will focus on 10 points I'm for it. As it stands now this is way way too unfocused.
440	Please move quickly to help families get into the market, and reform the long-standing and pervasive million dollar house reserves of Saanich! We have 50 years of underbuilding and discriminatory zoning to overcome to help our children and grandchildren ensure they have a future here. Let's move quickly.
441	I want to know that the neighbourhood that I moved into 20 years ago will remain the same. If new neighbourhoods are designed, then it would be appropriate to offer mixed housing
442	Don't forget disabled people needing housing at \$375 per month.
443	Start putting some multi-unit housing in some of our heavily single-family neighbourhoods(read more well-to-do) and you will begin to get my support. Stop burying us other homeowners with excessive amounts of multi-unit projects. Every area should contribute to improving Saanich housing.
444	no

445	I find that this survey was very poorly designed. We are asked to indicate support for a strategy but there are elements in each area that I would support, and areas within each strategy I oppose. I feel that this survey was created to lead to a predetermined outcome. Next time, get a professional to design the survey so that it is unbiased.
446	I've watched official plans and various taskforces spend years to assemble mission statements and official plans only for local neighbourhood groups and nimby's lose their minds and fight to undo everything, often quite successfully. Please stick to your guns, please follow through no matter how many nasty letters to the editor you see.
447	Specifically, areas such as Queenswood is home to larger lots that we all do not want to see changed into small lots or multifamily units. People have purchased in this area because of its rural feel and atmosphere, it's quietness in the area. If we wanted to live in Langford, we would have purchased in Langford.
448	Some of your points are excellent but some are flawed. This survey has not allowed me to identify which specific points (within a section) I don't support and which ones I do support.
449	Housing includes housing for other species. This should be front and centre and acknowledged and tackled in the housing strategy. If we don't hold on to our tree cover and biodiversity, and continue to add to it, it won't matter how much housing we build; humans will not thrive.
450	Stop studying the problem and just fix it.
451	I have been renting in Saanich for 25 years and if I tried to move today my rent would double based on todays market rates.
452	First order of business should be to combine RSTC with Housing Task Force. Make them work together. Make them come up with a plan to increase supply of affordable housing as top priority. "Nothing has changed in 25 yrs. Not sustainable at present.
453	Please proceed with caution & more public consultation. As more housing is provided, there is an increase in population, construction, & density with negative effects on environment (green spaces, water resources, drainage for soil/trees/ plants, agricultural land, food security, liveability). Increased demands are placed on infrastructure (e.g. sewage), health services (e.g. hospitals), education services, (e.g. schools), transportation (e.g. highways, parking) leading to increased costs, taxes, pollution, noise, traffic, & safety issues. The housing "crisis" can become the trump card that over-rides other legitimate considerations. There can be no "one size fits all" policies for the diverse region we call Saanich. Protect distinct neighbourhoods. Also, given its make-up, Task Force may have a built-in bias in favour of development and a propensity towards "group think".
454	Disabled families exist and require true accessibility in their homes.
455	I support regional strategies and coordination wherever possible.
456	I am single with a middle income and my dream is to own my own home. Please help people like me to become proud home owners.
457	please look into a co-housing strategy for saanich
458	Think of corridors for increased density. I'm thinking of high rise rental and condos near transportation hubs and along high traffic bus routes.
459	Our overwhelming impression from recent reports is that many residents disagree with building plans that are inappropriate for neighbourhoods, thinking of simple things like traffic and parking.
460	Developers should be instructed to submit a legitimate proposal on their first iteration. Too often, a developer proposes a condo/rental unit with more stories than the residential

	neighbourhood should be asked to accept. After several revisions, the developer reduces the number of floors and says that they 'compromised' with the neighbours. In the meantime, many of the neighbours feel betrayed, and feel that their properties have devalued as a result of the initial proposal.
<b>461</b>	I am opposed to the height of the buildings going up in Victoria & area. They are too large - like the buildings of the past. "The Projects" that were built during housing crisis in the USA. That didn't work well. Apt dwellers need a smaller community around them that they can assimilate to and feel part of a neighborhood. For a healthy community! I've been a renter for over 35 years and have experienced it all.
<b>462</b>	A true Saanich-built housing strategy will support making changes but at a pace communities can absorb and support. Discuss and plan with residents in each area - what is wrong with the Local Area Plan process for that? Residents need the chance to hear about housing needs, look at their own communities with planners and help shape what could work to help address needs. Residents will bring their deep knowledge of their own neighbourhoods into the planning. Then they can support the resulting development plans and welcome the new neighbours versus an adversarial outcome.
<b>463</b>	I really get the sense reading it over that it has been quite heavily driven by developers. They are making a fortune off their work often at the cost of neighbours and neighbourhoods, negatively impacting quality of life in areas and driving up prices. Add more costs to development and a portion going to a fund for amenity contributions to benefit all in the community (arts & culture, parks, non-profits), another to affordable housing. Simple.
<b>464</b>	<a href="https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html">https://urbankchoze.blogspot.com/2014/04/japanese-zoning.html</a>
<b>465</b>	eliminate minimum parking requirements. Give community groups the subsidiarity to patrol and charge for on street parking though the creation of parking benefit Neighbourhoods. <a href="http://www.islandtransformations.org/parking-in-your-town-the-parking-benefit-neighborhood--pbn-">http://www.islandtransformations.org/parking-in-your-town-the-parking-benefit-neighborhood--pbn-</a>
<b>466</b>	Please make sure that whatever action taken ends in positive results.
<b>467</b>	We all know housing is needed get moving look at Langford start approving applications
<b>468</b>	Be careful with too much policy requirements that could end up further restricting housing supply. And if someone is able to navigate the process and generally meet the policy requirements, council needs to show leadership and approve these projects, even if some neighbours oppose them. No development is perfect. Change is difficult. But housing, particularly for families, is too important.
<b>469</b>	I don't want increased density in Saanich. Less density and more greenspace sounds better to me.
<b>470</b>	I believe that more efforts should be made to engage the public in an understanding of the process taken to create this report and to present the evidence that led to these priorities and findings. I believe there should be more engagement with homeowners and renters in the neighbourhoods through the neighbourhood associations before making a decision on how this fits or doesn't fit. tations on the strategy and rationale for various aspects and comment on those before approving and implementing this strategy. I would like to see the task force community members at large present to the neighbourhood associations the key findings and thoughts on how it will change/benefit Saanich as well as any concerns they might have.
<b>471</b>	Get on with it. As usual Saanich is taking way too much time trying reinvent the wheel.

472	I strongly believe everyone needs a secure and safe place where they can thrive mentally, socially and financially. The homelessness issue is causing separation between folks here. We need to allocate funds to long term, sustainable solutions. Instead of spending millions on old hotels, spend it on creating infrastructure on an island close by where the homeless can go to rehab, learn, and get jobs building their own community. Those who want to work there should be incentivized. They will learn to be farmers, construction workers, etc and get paid income to live in the safe, secure housing they have there. When they get a hang of things, they can come back confident, self sufficient, knowledgeable and able to contribute to society. Right now, they are just trying to get by, getting jobs and going home to their cold, unsafe tent. How can they be rested and be treated well when these are their conditions. They need sustainable support. And current residents need to see our money going
473	The strategy is meritorious but frightening for current homeowners who have worked hard their entire lives to buy a family home and wish to ensure that their equity is protected.
474	You shouldn't have broken promise on LAPs. If you wanted to do Housing/OCP approach, then LAPs should have actually been revoked entirely. Just Be honest. Plus, focus on OCP only works if it removes red tape.
475	Many citizens are worried about the direction they see in the other municipalities around Saanich. They have very negatively impacted both the environment and the character of neighbourhoods.
476	Report is comprehensive.
477	Agressive action is needed now. If the housing spikes are as severe as they are they will be a general inflation driver.
478	Local area plans need to take priority in the development of specific initiatives such as outlined in this report. The Cordova Bay LAP is a good example. The OCP should be general and the LAP's reflect the values and needs of the neighbourhoods.
479	Many of us live in Saanich because we enjoy the abundance of green space and being able to have a yard. Before we further increase the density of our housing we need to also look at improving the roads and parking, add or increase the capacity at our schools (not just with portables) and improve the medical care (as there is a ridiculous shortage of doctors).
480	Liste and act upon the residents as their voices count. Please remember Saanich Council are elected and accountable to the electorate of Saanichch
481	I'll wait and see what happens. Just remember that not everyone is supportive of a massive increase in housing and have valid (and not selfish) reasons
482	The housing strategy needs to be a priority to Saanich Council so a diversity of citizens can call this beautiful area home.
483	Our current policies make building single family homes the safest, quickest, more profitable form of housing. However, single family homes are the most unaffordable, unsustainable, least energy efficient, least productive form of housing which flies in the face of all our housing objectives. This has to be addressed. We need a diversity of housing that moves us towards more healthy sustainable communities.
484	This Task Force was made of 13-15 people who were selected and met 13 times in a year. It does not reflect community engagement. Local Area plans are based on years of input and resident feedback. I am afraid I can't support this district wide approach as it has failed to be inclusive. By pausing local area plans and not clarifying how LAP would be incorporated I dont' have faith in what this HSTF will mean for neighbourhoods.
485	You are trying to do too much over too long a time frame and are too vague on certain implications



<b>486</b>	The housing strategy needs to be developed in concert with a transportation strategy otherwise densification is going to lead to traffic congestion. People are going to be using their cars more once they switch to EVs.
<b>487</b>	This has been a surprisingly biased survey in favour of development at all costs! It would appear that the authors have a very strong development agenda with little or no regard to climate change goals , preservation of community character, values or safety...
<b>488</b>	I agree with so many of the task forces recommendations. Some are new and innovative. Others however already exist in the OCP (i.e. increase housing diversity) and council often votes against these proposals, even though they are supported by Saanich planing. We need a council ther is prepared to be progressive and make changes, sometimes without full neighbourhood support, if it is in the interest of housing gain.
<b>489</b>	Many renters pay as much or more than an average mortgage each month, effectively paying off their landlords property but lack the accumulated wealth to provide a down-payment which would allow them to move towards home ownership or part ownership. I would encourage programmes which support low income families to access the market and greater housing stability, either through membership in a coop or the establishment of housing collectives.
<b>490</b>	Consider what aspects are municipal vs provincial and be strategic about your lane. Do less but do it well, and advocate to the province on their responsibilities herein. Make it easier for residents, make it as un-bureaucratic as possible, look for options for easy rental suites, easy garden suites. Focus on existing residential development and mild-densification vs urban sprawl into the green spaces that make Saanich this amazing place to live.
<b>491</b>	Improve density on large lots within the urban containment boundary
<b>492</b>	A ROBUST housing plan requires first of all a definition of "affordable housing" and identification of the root causes of this sudden phenomenon. You then need to layout out clear objectives and targets before launching discombobulated into all the talk about "let us build as many rental housing units as possible". Sorry I gave up responding halfway.
<b>493</b>	There does not seem to be any environmental considerations in this strategy. Protection of our natural environment is also important, and is often sacrificed for personal, financial gain. Housing located near good transportation routes can help seniors and low-income residents, and reduce the need to own and use gas-powered vehicles.
<b>494</b>	Subsidized housing is imperative to prevent more low-income, seniors and disabled people from becoming homeless. The rents are too high when PWD only provides \$375 for shelter including utilities. Affordable housing is not necessarily affordable and this needs to be addressed as it doesn't aid those most in need.
<b>495</b>	I support the working poor gaining access to safe and affordable housing as I feel they have fewest resources. I have concerns about cohort housing and promoting housing the homeless with no accountability. I have family members who have places where those type of housing options and they are afraid to go outside at night. I don't want to see Saanich end up like Victoria
<b>496</b>	Please do so with Each new proposal being looked at on its own merits and effects on the local area as well as the whole District.
<b>497</b>	Public input is always good but the council has to be strong on the housing issues without opposing the existing taxpayers.
<b>498</b>	I know processes need to be streamlined and development expedited, but please be conscious of how this impacts people who currently own homes. Not everyone is rich and I think there is a perception that this task force has it out for home owners. Be mindful of your approach.



**499** OCP's and LAP's are the voice of the people (when done properly).

**500** New affordable rental housing projects in Saanich should be confined to the urban core, close to amenities and on public transit routes e.e. bus routes with reliable, regular daily bus service, and NOT bike trails which not all people use on a regular basis and which most people do not use in inclement weather. This would discourage car use and parking issues, and the issue of public transit has not been addressed by the task force.

35) Do you have any additional comments regarding the Housing Strategy Task Force's report?

Respondents: 376

#	35) Do you have any additional comments regarding the Housing Strategy Task Force's report?
1	Looks great.
2	The "Members-At-Large" voices seems to be have drowned out by the others.
3	Be more strategic - so many actions. I would like to see maybe 3 key strategic initiatives that will produce results. Don't try to do everything, and don't do what other jurisdictions should be doing.
4	Given that the Task Force was heavily dominated by the development industry (development consultants, real estate, developers), I'm actually surprised that the outcome was not terrible. The problem with this survey is that I might AGREE with a general statement but when you read the specifics, I am STRONGLY OPPOSED to one or more of the sub-bullet statements.
5	your task force is a group of upper middle class community members who don't struggle with any of the issues for renters.A task force that says diversity is key but does not include the indigenous members of the community and the original inhabitants of this land is ridiculous
6	Big thank you!
7	A district wide approach can work for some rrecommendaitions, Protect Neighbourhoods we are all not the same.
8	Thank you for this monumental task.
9	The OCPs should be updated with input from affected property owners
10	The over all process is very ambitious and puts me in mind of Soviet 5 year plans. I suspect the resulting implementation plan will be so complex that it stalls development even more effectively than the current process does.
11	There are too many actions under each strategy so that it is impossible to provide meaningful feedback except to react to those actions that are the least desirable.
12	Provide some incentives to landlords so that they can help in resolving the housing shortage.
13	Stop trying to address this provincial issue with municipal tax dollars. Defer to senior government to address this issue with roots that range further than this municipality.
14	Please stop funding task force work. Reports like this dont help.
15	I have worked in housing/development for many years and have seen and analyzed housing data most housing analysts could only dream of. I can see that there are elements of this strategy which are good and based in empirical fact, but I can also see elements that are based in pure fictions (ie speculation driving price growth etc). Please ensure your penultimate strategy is based in facts, and not fictions.
16	Too theoretical
17	It's a joke. You continue to force lower income areas to bear the brunt of homeless shelters and the rest of the municipality keeps going up!
18	Overall, most items involve the Municipality becoming involved in many things that are outside their purview. It also envisions a huge government controlling and monitoring housing. This is a foolish and expensive endeavor. Prepaing this under the false declaration of a "housing crisis"

	has led to pre-determined conclusions that would see government wrapping its arms around far too much.
19	Figure out a way to offer low-cost entry-level ownership of housing units as opposed to rental units. Give people an incentive to save a small down payment and give them timeshare like ownership of a property so they can tell people they are an owner instead of a renter.
20	Yes, given the above do more work on the Neighborhood side of things and plan for low income housing that fits the neighborhood
21	Excellent work, very thoughtful and thorough. It's implementation process is critical. We don't need increased bureaucracy, unenforceable bylaws etc. to hinder development, but we also don't need bad development either. So we need a thoughtful and well versed in the strategies group with the authority to say "this project is good" or no this project does not serve our objectives.
22	MAKE MORE LOTS - it's that easy. If you want to support this activity you can also work with senior government to subsidize blasting.
23	Drop the idea of designating affordable condos (15% below market) and put funds into supportive housing
24	Housing should be based on the local areas of Saanich. What might be an appropriate amount of increased density in one area might be completely inappropriate for another area.
25	Ban and properly enforce the ban on short-term housing. Increase taxes on people who own more than 2 properties. Ban speculative use of land and housing in Saanich and work on passing this ban in all areas of metro B.C.
26	I believe the report is trying to encompass to many areas. It reads as very politically correct but I worry that the breathe is so large that little will get done.
27	Time is of the essence here. Don't get bogged down with over-analyzing everything to death as bureaucrats always do. The money that goes into "studying" issues could be better spent. I realize studies are necessary, but people are dying on the streets! Do you want that to be your legacy?
28	Please move with cautious haste to get this important work done and to the implementation stage.
29	Density in the OCP be approved without a rezoning application. Change is hard, but we have limited land and infill development is the only solution. Focusing on core density zones works for a part of the market, but families need a place to live. The jump from condo to home is growing wider and wider, we need more interim housing options.
30	Think of the taxpayer before you start spending wildly.
31	The Task Force should be proud of the ideas they have put together in this report, and those involved up for re-election can expect my vote.
32	as above... how many of the task force actually are qualified sociologists an urban planners- I would like to know their credentials and experiences- I would also like to know their reference materials-
33	Always have childcare in mind as it's essential to the families that will be living in the homes.
34	This is completely biased. I would like to see an independent consultant develop this survey. This task force is guided by a few voices who do not necessarily reflect the majority. Stop this now!!
35	Yes. Please reject this document and replace it with an active local area planning program focusing on creating more complete and compact communities (that would include diverse and denser housing).

36	Good report. You will need to be brave & refuthless in dealing with single detached home owners who want no change in their areas
37	Increasing seniors housing such as 1 level townhouses, small houses, manufactured homes etc is lacking and should be a priority for affordable housing too. Add pressure to other levels of government to provide rent subsidies for lower income families to afford market rentals. Adding rent to own incentives for developers so more people can get into housing market.
38	No
39	great job
40	This is a very long ,wordy survey. Many people will become tired of it before completion. I would NOT support a change to Saanich housing strategy until there is a resolution to the amalgamation issue.
41	CORDOVA BAY OCP WAS HIGH JACKED
42	There is not enough consideration given to community values, environmental and ecological values, neighbourhood context, etc.
43	I would like to again emphasize this importance of all areas being inclusive in the solution process and not expect one or two areas to be a dumping ground for all the low-income housing. That isn't a fair approach to a community solution for the homeless problem.
44	I found this difficult to fill in because not all of the terms used were defined and because I agreed with some of the clauses in each section but I disagreed with others. Does updating the Official Community Plan mean one plan for all of Saanich rather than area plans. If so, I would strongly disagree. If you mean updating the current community plans before implementing the Housing Strategy, I would be more inclined to agree. As stated earlier, there are distinctions to each area of Saanich which residents value and which add to the vibrancy of the municipality.
45	Not at this time.
46	Litigation against NIMBY organization and individuals that delay projects and remove currently red tape by 90%. Build and do not increase roads... increase bike access and walking. More choices for densities. Consider removing land from the equation and leasing space for low income housing. If we have no one to work in our businesses we will lose in the end.
47	It is unfortunately that not a lot of the current OCP principles or the task force principles fed into strategies. In a complete Community housing is-one part ...
48	I'm a young mom living in Ten Mile Point, and very much look forward to a equitable Community Plan that does away with the privileges of Single Family Zoning, and invites more families and diversity into our neighbourhood. This is one of the best neighbourhoods in the city, and we should be sharing it with more neighbours.
49	I have the developers on the task force with counsel looks pretty biased developers kids have a say but they don't need to be on the task force makes it look likeFavouritism Towards the developers
50	Work with other municipalities on a regional strategy. Operating in a silo will only create systemic failure.
51	Make the environment the only priority....not profit...not "the business of Saanich".
52	No
53	The report's executive summary is poor and includes mostly background info.

54	Please don't develop outside of urban containment zones.
55	I think it's interesting that so many of the participants are development consultants. It's not just the developer representatives, some of the other people representing the other stakeholders are actually working as development consultants (Kaeley Wiseman - applicant on Saanich website, Mark Holland, Development consultant, Jesse Tarbotton - has active development applications with Saanich underway, Scott Dutchak - realtor working for developers selling their units). It sure seems that the development community was overly represented.
56	Saanich has a wonderful blend of urban and quasi rural (and very rural!). It is one of the things that makes it so diverse and interesting. It would be real shame to conform to uniformity, and be just another subdivision of "little boxes" (do you remember the song? if not, google it!)
57	Please see my 1st comment.
58	Good work
59	Good work
60	Look to reduce red tape and increase demand. We will never be able to tax our way out of this problem!
61	Many topics are quite vague and difficult to determine what actually would happen in these proposed ideas. 'Lot's of gray areas'.
62	appears to be well thought out but of course will be dependent on available funding and level of politica commitment
63	Refine the Urban Containment Boundary with a view to its expansion..
64	No much details on growing community. Would like to see more detail on creating walkable communities with less traffic while we are increasing density. Where is everting going to work and how can me get them to work closer to home.
65	There are too many strategies that overlap and repeat themselves. Council needs to better articulate what their expectations are. It is all about balancing many competing needs. The municipality is mired in environment issues again and housing. What about the really big picture.... what do we look like in 50 years. No trees in residential areas, pavement everywhere for parking, no consideration of do no harm. EI: The garden suites might work on some lots but on the standard 580m2 lot it is just too much. I predict there will be 3 units per lots... basement suite, garden suite and main dwelling. We didn't get it right the first time and we are not getting right this time. People stay up late figuring out loop holes.
66	unless people have read the housing strategy report in its entirety, they may not have the whole picture of proposed actions
67	I think its brilliant!
68	i congratulate the task force for having done such a great job!
69	There is nothing in the report about preserving and enhancing the natural environment in relation to providing places to live. This itself is a housing equity issue. Are citizens with lower incomes less worthy of a clean environment, natural green space, trees, gardens?
70	You guys have done a great job, thank you
71	Consider increasing requirements for parking of vehicles instead of believing cars will magically disappear or are not vital for some low income jobs.

<b>72</b>	Of course housing is important. But it follows after economic agency. Stop pouring money on this and let the market deal with this. If you want to do something, raise the minimum wage in Saanich to \$20 per hour. Also, lobby Canada and BC for a Universal Basic Income.
<b>73</b>	Please just rezone single family areas. Let small developers build housing where it's needed
<b>74</b>	Leave the urban containment boundary alone. I feel that if strategies outlined in this report are implemented we will begin to look more like Langford. We need a whole community strategy. We need community nodes with housing and services together. We don't need to shove more housing into every available piece of land but rather be more thoughtful about the best use of that land that will not only provide housing but better amenities and services for families, seniors, students and working adults. No housing without good access to services or transportation.
<b>75</b>	Don't get too caught up in the details, and keep your eye on the prize.
<b>76</b>	More space please to write. I appreciate the task force's work. Anytime one sits on a committee it is hard work. I do appreciate that volunteer work. I am not a fan of changing course when we aren't adequately addressing what we have already in Saanich. As what I have seen in particular in the past few years has concerned me greatly. I particularly speak of the water runoff issues, the storm water management etc. because that is really such an important aspect of greater buildings, greater growth etc. We cannot take on greater when we already can't deal with what we have. No matter how and what we want pales in comparison to spending your nights bailing out your basement etc. It is just not appropriate to disregard the homeowners of Saanich for a new Housing Strategy that does not include infrastructure upgrades.
<b>77</b>	No mention of Indigenous communities or land that indigenous communities may be interested in ?
<b>78</b>	The report is entirely development focused, but does little to gauge how and where best to target this development. The Task Force should not lose sight of what makes Saanich a desirable place to live, for the sake of increasing housing stock at the expense of all other considerations. Doing so will further drive people into the Western Communities, where density is higher but services, recreation and entertainment are greater.
<b>79</b>	Ensure new buildings blend into existing communities as seamlessly as possible and definitely consider parking implications. Set high safety standards for suites. Get community support. Increase transparency and get public input.
<b>80</b>	In general, I support my tax dollars helping make housing affordable for all - these are great ideas! I like the idea of simplifying processes to remove barriers, not just adding more "rules" to try to band-aid fix problems.
<b>81</b>	No
<b>82</b>	Thanks for your work.
<b>83</b>	We should be trying to organize our lives so less energy is provided, even if established hydro. Surplus to our reasonable needs just goes to travel, bling, unnecessary toys, and more climate troubles, footprint and resource depletion. Also design to discourage population reproduction
<b>84</b>	Please consider additional parking needs when approving any increased density.
<b>85</b>	The UCB should not be used as a shield to stop all housing that is needed. If there is a demand and it is dammed, urban sprawl will just spill over the top and flow into the neighbouring municipality. It will now require two vehicles, more highway maintenance and carbon emissions with longer commutes with less family time.

86	Infill and suites are counter productive to environmental aims. They force current residents to leave for less densely populated areas, and so need to drive more.
87	Many of these questions are multi-barrelled: several questions in one. This is confusing to respondents as it does not allow for the agreement or disagreement to some parts and not to others. As structured, results will not be conclusive in their findings, as each concept has not been measured independently.
88	I wish there was a way to cap how many houses people could own. I wish there was a way to cap how many houses corporations could own. I wish there was a way to reliably report mould infested spaces, abusive landlords and otherwise problematic persons. 'Casue it sure as hell isn't the cops.
89	Despite my negative comments, I do appreciate that council is consulting the community on future plans, and the spirit of goodwill in which it is intended. I just feel that the government that governs least, governs best. The market can sort this out if it is left to do its work.
90	I am in favour of this task force. I think the overarching goal needs to be to build housing.
91	This survey is full of spelling and grammatical errors.
92	Affordable housing for people who want to be productive community meme era is great. Seniors, young family's, these groups have been forgotten and the focus is on housing mental illness and addiction. These are two very different situations. Let's give the help to people who are willing to help themselves but just need a hand up instead of people who need hospitalization not housing.
93	Beware the bureaucrats!
94	The District is very diverse and the strategy needs to consider individual areas differently
95	There are too many representatives of special interest groups on the task force. The average Saanich resident is not well represented.
96	Protect the quality of life of Saanich's existing residents. We should take in more residents as we can accommodate without sacrificing our quality of life.
97	Saanich used to be a farming community, then a suburb. It is time to recognize it as a fundamental part of the core of Greater Victoria. It's not a suburb anymore, and should be treated with the energy and vibrancy it deserves. We want safe places to walk and hike with our kids without having cars racing around everywhere.
98	Manage the municipality for the residents, not your personal views.
99	I would like co-op housing and lots of it!
100	Stop trying to control the market. It's not helpful and reduces the supply of housing.
101	Not immediately - I recognize that this an exceedingly difficult problem that is likely beyond the scope and ability of the municipality alone to adequately address. I am hopeful that all of these decisions and directions are taken in step with the CRD, the Island writ large, the province, the country, and First Nations communities. Concerning FN communities, I'd wonder why Saanich has not considered ways by which its municipal land might be re-purposed towards reconciliation (i.e., any unbuilt or unsold land not available to purchase outright, but rather returned to FN community control with an agreement for any eventual homebuilders or developers to lease the land for, say, a 99-year period, et cetera, so that FN communities would derive significant revenues from lands that are either unceded or under governance by asymmetric treaty negotiations from the 1850s).



<b>102</b>	Figure out a realistic budget/timeline/staff/consultants resources & stick with it. Be realistic!
<b>103</b>	This report includes too many buzz words and the actions and recommendations should be simplified for the average person. Someone with a limited education and experience reading reports would be overwhelmed by the lingo that is used. I don't think that you will get true community input from this report.
<b>104</b>	It is very thorough. Thanks for all the work you have put in it, and for offering us a chance to participate.
<b>105</b>	The task force has not really done anything new in terms of looking for alternatives. They do not appear to address the root problem.
<b>106</b>	I appreciate the time and effort that has gone into this planning, it's always wonderful to have a long term vision to address the needs of our community members. It does appear, in my understanding of this plan, that meeting the needs of the community in the short term is not likely to be acted upon while more planning and community uptake and discussion is accomplished. In the time it will take to address zoning and neighbourhood planning, many Saanich families are struggling right now with housing insecurity and making choices that put them increasingly at risk or force them to leave the community.
<b>107</b>	The best use for this report would be a round of BS Bingo.
<b>108</b>	Listen to your residents needs and concerns to an equal degree instead of housing and development proponents who are involved for their financial gains and interest.
<b>109</b>	The housing strategy needs to align with local and regional transit plans. We need to start increasing density in areas that promote public transport and reduce needs of vehicles
<b>110</b>	The Provincial Government can claim assets (i.e., real estate seizure and forfeiture particularly from money laundering and proceeds of crime towards rental housing and trailer parks in the non-agricultural vicinity of Hartland Dump.
<b>111</b>	The private sector is not going to be able to solve this. The public sector must. I also want to share my support for doing a district-wide strategy. THEN do an update to the parts of the OCP that are not in alignment, THEN go back to LAPS. Doing LAPS before this bigger work is done is not a good idea and will result in conflict.
<b>112</b>	Where were the investors and business people?
<b>113</b>	Affordable housing may be better placed in municipalities with less expensive land costs.
<b>114</b>	As I said earlier, most of Saanich is rural and I'm fed up with politicians who are only interested in growth. We certainly don't want to become a Langford!
<b>115</b>	We do not have to house all income levels at an even ratio. Increase parking requirements for housing developments.
<b>116</b>	might have been there & not fully clear to me; but there's a lot of talk about incentivizing landlords; investment housing is part of why there is a crisis. Not sure how you limit the predatory practices, but if you don't nothing will change because all the "affordable" housing will just be snapped up and flipped. And rents will skyrocket whether it's suites in houses or apartment blocks - we've already been through this. Good luck. I'm hopeful.
<b>117</b>	Like your orientation to innovation and new ideas.
<b>118</b>	Be bold. This community needs an injection of life and young people. For that, we need affordable housing.

119	The report is an obvious template developed for the entire region I would guess. The Task Force spent a lot of time working through it and if they could have had a Consultant customize the survey for Cordova Bay residents that would have been much more meaningful.
120	I love the idea of allowing Garden Suites to add density and remove pressure from our housing crisis. I do think that as part of that, parking concerns have to be considered as a part of that plan.
121	not currently
122	This is at least a decade overdue, GET ON WITH IT!
123	I think that the task force should have held an open community meeting to actually seek the thoughts and preferences of the community. This could have been done virtually. I do not think that the task force has given enough thought to what the public wants to see.
124	It is troublesome. I support the general objective of doing things to help people in housing need. I don't feel that report's authors did a good job of outlining issues and balancing policy concerns and I feel strongly that this consultation exercise is flawed.
125	The Strategy should serve as a guide to pursuing appropriate planning changes to OCP and LAP's, not as a decision making document to approve variances and zoning changes otherwise not contemplated by the plans.
126	none
127	move quickly once approved.
128	Good luck!
129	Find a way to lower our taxes. Find a way to reduce governments instead of increasing the size.
130	I thank the committee which developed this policy. It has many excellent recommendations and I support the need for more and diverse housing in Saanich. I would simply caution that idealism should not get in the way of reality. Multi-plex rental units are best left in the hands of professional property managers in purpose built accommodation. In densifying residential neighbourhoods, remember that social cohesion and owner occupied properties are the most powerful tools to preserve safe, attractive and resilient neighbourhoods and sidestreets.
131	The report is thorough. This survey would have been easier to understand had it been edited.
132	A district wide approach is a poor way to defend the character of Saanich. Decisions should be made at the community association level.
133	I suggest that we should intensify our work,Faster implementation.
134	It's refreshing and encouraging to see the municipality taking such a proactive approach to this. Thank you!
135	I think it's just a way to gather propaganda to further their agenda.
136	Well done!
137	The key provisions that I would support are: a) Ending single family zoning, or at least legalizing fourplexes etc. without additional zoning changes, b) encourage high density construction with minimum barriers to development, and c) restrict the ability for "community groups" to obstruct development at extensive public hearings and consultations.
138	I appreciate the opportunity to share my thoughts .

139	Thanks for all this effort. Let's get cracking!
140	Nearly everything in this poll seems designed to arrive at a predetermined outcome that supports additional restrictions on market development.
141	This survey was not detailed enough. Many of the questions had answers which I think were polar opposites of one another. I would have preferred to have answered each line on its own not a group of statements. I strongly supported some of the items but strongly opposed some of the items within the same question.
142	no
143	Do not destroy green space and agricultural land in the name of housing development. That is shortsighted, ruins community health, and transfers community wealth to private developers. Focus on housing supports for middle class affordability/liveability: not for low income, not for wealthy. Work with Province to implement local-workers-local-workers-only ability to purchase, and remove rental, age and family status discrimination.
144	Good work Gang! Very thorough! I still can't emphasize enough how staff and Council should see developers as partners in the housing sector as they build 95 percent of housing! But all too often, staff focus on public sector entities to establish partnerships. Frankly, it's backwards if you look at the math and results.
145	Thank you SO much for doing this. I sincerely hope you can guide other neighbouring districts and municipalities to follow suite.
146	area specific planning should be first priority and since most of this survey is heavy slanted to reducing barriers to housing construction ...it makes this survey invalid and destructive of community's existing amenities and livability..
147	Thank you for engaging the public!
148	Good initiatives. Something has to be done, it's a crisis! People can't find or afford a place to live in Saanich or the CRD. This is unsustainable.
149	How can I, an interested, concerned and supportive resident become more actively involved?
150	Like every thing. You end up with what you pay people to say.
151	Need design charettes developed locally to do planning with the affected neighbourhoods. Retain gardens over garden suites and parking lots.
152	make it easier to add existing homes/additions to properties for families.
153	What communications are taking place with the indigenous communities in the are
154	Return to the mandate of providing services to the municipality- quit trying to social engineer what you can't control and in the process waste more money and compound the problem.
155	It is well intentioned but misguided.
156	Ship the homeless back to their own cities/provinces.
157	stop flooding the gorge tillicum burnside community neighbourhood with no/low barrier shelters
158	Reads as the fix is in.
159	1) Establish housing for drug addicted and mental health homeless people in non-established areas. Their rehabilitation should be done in a non-community setting. Instead focus on senior living being implemented in communities. That is what should be going up on Albina Street -

	with access to shopping, the Gorge walkway and a lovely family neighbourhood - that would have been the best choice. Now, the community has to deal with a serious issue of homeless living on the Gorge hotels and now a supportive living on Albina. It isn't safe or what is best for your tax paying property owners. We are looking to sell now and move out of this community as it is losing the community feel and becoming inner-city. That is not where I want to raise my children. I cannot safely send my kids to the store. That is wrong.
160	Thank for you enabling positive change! I have struggled with suitable housing for the duration of my life here in Victoria and Saanich. I would love to find peace in housing here in the near future rather than relocating due to myriad boundaries.
161	Again, focus on the working poor who try very hard and are being left behind with a focus solely on the homeless population.
162	Please consider how any of these policies will impact the presence of natural spaces in the city
163	Affordability seems like its the only real issue, but at the same time no one wants saanich to be all giant housing developements with nothing unique, and one tree every 4 houses. Good luck!
164	Thank you.
165	Put yourself in the shoes of a young family priced out of the market with every decision you make.
166	Saanich is well known among area municipalities for taking way too long to approve housing/development applications. I hope this report is a sign of change to come.
167	It's heartening to see a municipality acknowledge that people are facing housing challenges. Thank you for recognizing the problems at hand, and best of luck building the necessary momentum to implement the strategies.
168	This survey was really slanted in favour of the task force's agenda. If the task force is looking for a holistic approach, they need to recognize all the citizens of Saanich and find ways to service everyone without making it an all or nothing approach.
169	The timeliness aspect is important. I would like to see expectations set out for council re: timeliness of accepting, rejecting proposed developments, rezoning, etc. Cannot have these urgent things drag on for so long.
170	Good stuff; I hope you can do all these things! Especially engaging more and better with local Nations.
171	Glad you are trying
172	You destroyed my life. Too late now.
173	I only support development of this kind in Urban areas.
174	Too many vague feel-good terms
175	This report completely ignored the importance of green space and people's mental health, as emphasized by the pandemic. It is negative to biodiversity, stopping the erosion into parks by adjacent trees being cleared for high density housing and weakens our food security. I could not be more opposed to this "strategy."
176	Houselessness is an issue and I do want supports to go to that. However when houses are so unaffordable that people have to leave the island to afford to have a family thats a big issue. We are the tax base of this community we need to create more options for young and upcoming families.

177	Over all the strategy has merit, what we need is more affordable housing garden and basement suites are only part of the answer. How to enforce affordability is the bigger question.
178	Please think about the shrinking middle class. We've all seen the population pyramids in socials 11
179	need more community hubs that feel like community meeting places. Cook St. Village vibe.
180	i admire so much thought (which is more than i'm able to bring to bear)
181	Full removal of Zoning Bylaw 5.20 on unrelated occupants
182	This is excellent work and I hope to see more of this sort of thinking coming from Saanich Council.
183	My biggest concerns with this plan are unwanted development, destruction of natural beauty and inability to live in my current home due to increased taxation. There is nothing in this report that benefits current residents of Saanich.
184	As a student, I hope to see these initiatives implemented as it is hard to find affordable housing in my area.
185	Saanich is a very large place, with diverse environments. A district-wide approach is impractical.
186	Back to the drawing board. Do research as to what occurs in neighbourhoods after development occurs, such as the recent new project starting on Cedar Hill Road, every adjacent property has sold or is for sale. Study the impact on what density does to a community.
187	Create zoning that prohibits the oversized shoddy partial board buildings going up everywhere.
188	I hope you find a way to end this crisis
189	I think it's a much needed step in the right direction!!!!
190	Some very good objectives overall. I think we all want (or should) a diverse community with affordable options.
191	Build homes, not Modernist tax buyer stockades plz.
192	Keep up the good work!
193	Two things that cause me concern that will stop me supporting anything in regards to any kind of housing. Lack of infrastructure to support increased density and decrease in my property value.
194	just let developers build the housing we need now
195	I think the key to solving the affordability issues in our city is to promote creation of more housing. Infill and increased density is the only thing that will solve the housing crisis.
196	Please consider keeping as much green space and trees as possible. I don't want saanich to be another Langford
197	Will actively protest, including road blockades, to ensure no supportive housing in the Uptown area. Learned a lot from tent city.
198	No, Thank you to all who developed this.
199	Greater focus on long term causes and solutions -what does the next 100 years look like instead of the next four years
200	Yes-stop wasting more tax payers dollars trying to forward your social agenda and focus on existing taxpayers issues.

<b>201</b>	A housing strategy task force report that does not directly address the rate of rent in rental housing is insufficient.
<b>202</b>	The garden suites were pushed down our throats! I am thoroughly disgusted with the council in place right now.
<b>203</b>	At the end of the day I think there's two things that matter: make housing affordable but don't destroy the environment in the long term. A lot of attempts at short term environmental protection actually accomplish neither goal. We should literally be trying to make the property owners like me have their home value go down not up.
<b>204</b>	Stop trying to solve a provincial and federal problem. The municipality's job is to facilitate that discussion across each LAP.
<b>205</b>	People are generally only concerned with the details in their specific areas. An official Community should be relatively succinct.
<b>206</b>	rewrite in plain English with articulated, specific actions
<b>207</b>	Thank you for your hard work.
<b>208</b>	It is unfair to all Saanich residents who would like to make their views known to conduct this in such a rushed manner. It is inaccessible to many, the language is largely impenetrable to anyone not in the planning field and inaccessible to those lacking fluency in English. It is not written to be understood by the majority of Saanich residents including myself. Quite offensive.
<b>209</b>	Promote self sustainability, encourage people to grow their own food. Green house/Sun room should not be counted as floor area even it's adjacent to the house, or count it like basement area.
<b>210</b>	I don't think any of you live in neighborhoods that will face any of these density changes. I don't think any of you have walked around a neighborhood like mine that is already experiencing a growth in population.
<b>211</b>	No
<b>212</b>	I think it is very in depth and covers a lot of ground but it is too detailed for the average citizen to comprehend. Also the questions and multiple choice are structured in a way to encourage a positive outcome. One may not understand or agree with every section description but will answer in agreement as to not rule the entire section out. The survey could have been conducted in more practical, layman's terms, without the repetitive exhaustive analytics provided.
<b>213</b>	Carbon means test every new development housing proposal—See how much carbon will be consumed by the new structure: the glass, wood, plastic, cement, steel, aluminum, destroyed trees, fuel to assemble the structure. Then if the expected tenant or purchaser can be placed in another existing structure elsewhere, in or out of Saanich, the structure must not be built. That's the New Tricks with Old Bricks approach. It's for people who are serious about the climate emergency and who care about housing justice and not just housing supply.
<b>214</b>	This exercise is only helpful if there are real changes to the red tape that delay and restrict development
<b>215</b>	Glad you are trying. Systemic problems in PES, VMHC and police require urgent intervention
<b>216</b>	This survey is poorly designed and the working too complex. Prime example of inability to reach out and listen to residents
<b>217</b>	No

218	(continued from above) Because Saanich didn't do that it allowed the housing crisis to worsen. The profit from housing needs to be stopped or pushed back by making it expensive to sell your house. Otherwise this problem is never going to be fixed. The current document is a band-aid that will be useless in a year unless you stop the problem which is 1) profitting off housing at the expense of renters and 2) ignoring the link between income and housing cost, while 3) thinking that we can keep building smaller (think tiny house) toward a sustainable solution while ignoring the driver that is pushing for smaller and smaller sq ft at higher and higher costs.
219	Favour affordability and the right to own over the right to have multiple properties. This enhances community engagement. Rent to own is one way to advance. Think creatively of ways to increase sustainability by reducing the need for cars- cycling lanes, walking, parks, farmers markets. Otherwise increased density will lead to increase congestion and a much larger carbon footprint.
220	Consider the generational and equity impacts of your decisions. There are so many ways that municipal decision makers can create real, lasting impacts to improve the accessibility to housing for residents- do these things, don't focus time on lobbying other level of governments to fix a problem that you can work on yourselves. Lastly, be mindful that residents aren't just homeowners. If your advice is coming from groups that are all white, upper-middle class, and property-owners, the strategy won't just be useless it will be damaging. Be the inclusive, bold and thoughtful Saanich that you are about so many things!
221	THOW
222	This was not laid out in a very accessible way. The language and layout of the surveys and the recommendations implied the decisions had already been made and the survey was just to get a general sense of how people felt about them. People who either have a lot of time on their hands or really care about their community, because getting through this survey was painful. If it's not conducted in a way that will garner responses from every demographic the data will effectively be cherry picked and inaccurate.
223	I will be most curious to see what is done with the James Houlihan Park land, as this is a prime example of land wasted which could be used for higher density housing, but the current neighbours would be opposed to that sort of change.
224	In addition, I think the need to directly address a solution towards "tent cities". Affordable housing and subsidized rent is great however, there is a gap in the process until the housing strategy breaks ground. Can there be policies for discrimination for tent cities to be put into place or something? Until shelter is offered there is a disconnect. As well, working with senior officials, and higher government is a great move to streamline policies - my only concern is the amount of involvement so the strategy remains as true as it can be
225	Thank you for this amazing survey! Good progress to ending the housing crisis!
226	This report is largely a generalized 'feel good' document with little in the way of concrete examples of what is intended. For example, what is the definition of 'affordable housing', in 6.2B what is 'capture the voices of future residents' in 2.3A 'reducing barriers to renters in new strata' will only increase speculative buying as Vancouver and Toronto markets have already shown.
227	Waste of money
228	Map/quantify current greenspace distribution in Saanich. Distribute greenspace and low income people throughout Saanich's Urban area.
229	no



<b>230</b>	Housing as housing, not investment should be the motto. I am a former engineer and current tech industry working renting in Saanich and priced out of the home ownership market. I, among with many others in my field, are willing to solve this at the ground level in order to provide a secure and long term housing solution for families. Where we often hit roadblocks is at the development permit and rezoning phase. Make it easier to make us part of the solution.
<b>231</b>	Investigate other countries that are doing it right!
<b>232</b>	Your recent Facebook post is the first I had heard of this report, so maybe I'm just coming into this late with not a lot of background, but the entire report could benefit a lot more from plain language writing if you're hoping to get meaningful feedback from the average citizen. This is basically written like an internal report for Saanich staff and partners with office jobs, when really over half (54.7%) of adult Canadians score in the two lowest skill levels in numeracy.
<b>233</b>	Residents choose to live in Saanich because it is not all densified. Those who like city dwelling buy the condos in town so it is not in our best interest to go the highrise route. What happens is that families move out to the West Shore & elders are forced out for economic reasons. That isn't the kind of Saanich I want to call home.s are forced out
<b>234</b>	I can't remember what Japan did, but they are able to have reasonable rent prices even with a high population.
<b>235</b>	Outdoor community spaces are very important in the context of the housing and community issues. Please prioritize outdoor spaces which are dog friendly!
<b>236</b>	I'd like a neutral organization such as Habitat for Humanity to adjudicate who can buy so called "affordable housing" in condo buildings. At least some of those cheaper units get sold to the children of developers friends. Those with connections shouldn't have an advantage.
<b>237</b>	These findings didn't need a report
<b>238</b>	Utterly unrepresentative and biased committee. Report thus completely biased and failed to consider taxpayers' wishes, enshrined in the OCP. Where was the equal representation from existing homeowners and taxpayers? Nowhere.
<b>239</b>	A complete waste of time and resources.
<b>240</b>	I'm sorry, but no way does this survey take an average of 10-20 minutes. Not if one is really examining all of the information provided. I fear very few people will actually have taken the time and attention needed to actually do this survey, skewing results of how the public at large actually feels.. That is, if they even bother finishing and submitting it. Again, fear the fix is in, and this is but a formality for what is already wanted by the powers that be.
<b>241</b>	long overdue
<b>242</b>	More families in the neighbourhoods means an increased need for childcare. Childcare needs to be a priority, especially as the federal government and provincial government are plowing money into childcare services. Increase the facilities for childcare! We need WAY more spaces than are currently available in Saanich!
<b>243</b>	Housing (rental or ownership) is becoming unaffordable for too many people especially the young working class who would be building up the community and economy. Saanich as a retirement community is slowing its growth and inflating living prices all around. Wherever possible, encourage non-age-restricted (55+) housing.
<b>244</b>	Find a way to get NIMBYs onside of affordable housing. I don't know what the answer is but it's frustrating how people keep getting projects shut down or never even off the ground
<b>245</b>	the language in the report and the survey is technical and academic. it is also only in English. I think you have reduced the possible input from across the community substantially by this.

<b>246</b>	Architects are trained to make buildings aesthetically pleasing and in keeping with the neighbourhood in which they are placed. Please do not build expedient blocks set in asphalt that look like jails.
<b>247</b>	Stop assuming that growth is the answer. Densify urban core. Make developers who benefit from the process contribute to an environmental fund. Promote urban initiatives around native plant gardening.
<b>248</b>	I feel that in my community, there is sufficient densification. How much more can the community hold? Lack of parking, no sidewalks, individuals parking on neighborhoods lawns, some vehicles parked on Saanich roadways for years and not being driven. Our neighborhoods are already congested. Just walk our neighborhoods in the evening when everyone's vehicles are parked for the night.
<b>249</b>	Yes, find this council is young people taking control and creating problems. Am tired of seeing all the barriers and bike lanes that impede vision and create an ugly and unattractive landscape. Saanich is terrible for this and again I think the younger people on council are making the waves.
<b>250</b>	The report is 64 pages and too detailed: it reads like a 'reinvention of the wheel' or a plan to colonize a new planet. There are too many people on the task force (18-20 as I read it). This questionnaire is not going to give you the input you want from the citizens of Saanich. I am a well educated and patient person and you have totally irritated and frustrated me with this questionnaire. Why? - 20 by my math).
<b>251</b>	I can tell you that this survey because of its size and extensive content is a deterrent to people's participation. You need to develop a simpler survey for general feedback so you will get more participation and really get the will of this community that you serve.
<b>252</b>	This Report is a central/city hall driven political enterprise. For that reason it will need re-writing in a short time. We can work on the community end of things, but only if you will listen.
<b>253</b>	The report needs to consider the impact of COVID-19 on housing needs. Municipal land should NOT be used for a one time building of housing - all municipal land should be developed for the use of ALL residents - so mostly for park/ green space/ larger community use. COVID - 19 has demonstrated the vital need for residents to be able to have outside green space for mental and physical health. If density continues, the municipality must allow for more parks, playgrounds and areas for walking/ green space for all residents.
<b>254</b>	I will not be voting for the current Council in the next municipal election.
<b>255</b>	none
<b>256</b>	The basic premise that Saanich must try to solve housing problems that are regional, national and international in nature is questionable. Saanich is part of a functional region that has (non agricultural) developable land that can and should absorb most of the growth. Saanich itself is bordered by ocean and an urban containment boundary, and the premise that densification is the only answer is flawed and not supported by most Saanich residents.
<b>257</b>	Garden suites are a practical or cost effective method to create low income housing.
<b>258</b>	While there are some statistical and factual supports in other Saanich documents, the absence of any research support in this document in the Task Force Report makes it extremely difficult to support (or not) many of its conclusions, especially given the poor design of the survey, which makes it difficult to express opinions that do not fit into its narrow and directed confines. While questions such as the ones in this survey make it simple to tabulate answers, they fail to address many questions and concerns Saanich residents have.

259	See 34 above.
260	Prioritize the needs of low - and middle-income families and address their problems.
261	I wish some of these strategies had been applied to the Raymond St development proposal. Diversity and inclusion should be emphasized.
262	Overall the report is well thought out. Families need to have enough money to buy nutritious food for their children. All the income should not go to rent. Don't forget about families!
263	I don't know if this is helpful but parks/outdoor space/playgrounds/dog parks are important for neighbourhood and I hope that all neighbourhood have access to these things
264	It would be a big mistake to lower parking requirements for new multi-family housing developments, especially in the suburbs. We are transitioning to electric vehicles, NOT to no vehicle ownership for the foreseeable future.
265	The Task Force's report is myopically focused on increased density for low/medium income housing. There is no balance or recognition or support for those who have lived here for decades and helped to build this wonderful municipality.
266	I think we need to be very careful as to what occurs outside our Urban Containment boundary. We already have huge problems with luxury, "estate" houses being built on our ALR lands with what appears to be little to no consequences. I think if we must increase housing supply for low to moderate income persons we should look to do that with as little increase to hard surfacing our district as possible. Once it's gone, we can't get it back.
267	Tried to reduce the amount of feel good and general statements, but focus on hard targets of affordable housing production for all Saanich residents
268	Density Hubs must be implemented near Public Transit routes.
269	We can only trust that Saanich Council is acting in good faith in the process of developing this Housing Strategy. I expect that the survey results will be shared fully and publicly. It remains to be seen whether its finding and recommendations will be followed or whether these will be over-ridden. Participants expect and deserve accountability. I hope that the demographic information collected will not lead to a disregard of the responses or advice of those who may appear "advantaged" and that assumptions of NIMBYism will not occur. That is not what this is about. I am appreciative of this opportunity to provide input. I have encouraged family, friends, and neighbours to participate. I have taken my responsibility seriously, responded thoughtfully, and taken hours to respond. I have kept a copy of my survey responses.
270	The residents of Saanich have the right to determine what their neighborhood looks like- Saanich should be protecting their resident's life style not catering to what developers want,
271	would not like to see too radical a change to the character of the neighbourhoods; i.e. introducing apartment buildings into single family dwelling neighbourhoods
272	The largest impacts from increased density and infill are from personal vehicles. Locations next to public transit amenities are best for density. Restrictions on street parking to discourage personal vehicle ownership.
273	Listen to the residents and don't react to maintain your own political position or future.
274	1) This survey was too complex for the general public. It took too long to consider the ramifications of each response. so it was too complicated and too hard. 2) Get this into the Times Colonist, declaring how it will change the character of each neighbourhood, the risks to current owners (mortgage holders) as well as the benefits to those in need of housing. Get more of the public involved! 3) The whole strategy needs to be more balanced to fairness on both sides: renters and single family property owners. Do not make owners fear they are going

	to lose the character of their neighbourhoods after a lifetime of scraping together enough money to own a home in a safe, beautiful and respectable neighbourhood.
<b>275</b>	See 34.
<b>276</b>	I realise a lot of hard work and effort has gone into this report but in terms of the content and survey, I find it too much for most people to take in. The vocabulary used is very unfamiliar to most people and there is much repetition especially 'increase the supply, affordability and diversity of housing' although I know affordability particularly is an important issue. Unfortunately however you look at it, Saanich is not very affordable because of land values. this is why Langford is the Municipality showing most growth. Please take into account the Housing Needs report in terms of population growth based on statistics. I don't believe the residents of Saanich want too many highrises,; they are quite isolating and ground-oriented infill, suites promote more of a community atmosphere. A percentage of green space should also be part of any development in my mind both for the environment and to provide a gathering place, especially for families.Thank you.
<b>277</b>	It would be useful to reconcile other Saanich policies that might inadvertently create barriers to housing. Housing needs to be the first priority. It is a crisis.
<b>278</b>	Saanich is the biggest municipality in greater Victoria. Use your wealth of resources appropriately
<b>279</b>	yes you should only work on what you can implement and beware of dictatorship
<b>280</b>	Development and increased housing supply needs to be done in locations where access to amenities and transportation can be easily done. Increasing the supply in locations like Rural Saanich, Cordova Bay, Cadboro Bay, and Gordon Head does not make sense. There is limited transit opportunities and there are fe local amenities in these neighborhoods that make not owning a vehicle inaccessible. Focus density in areas that have good transit, are walk and bike friendly and have the amenities which allow for people to give up their vehicles and reduce their carbon footprint. Slow for more mixed use commercial and residential so more people can live close to work. Improving housing accessibility also needs to be coupled with increased jobs in Saanich to allow for people to live work and play in Saanich.
<b>281</b>	Who was your rural saanich community member at large? When i look at the individuals who were selected for this task force, i see only individuals who are involved already in government, have connections to government or interests in the urban area. there is no reference to the needs of rural saanich residents and this should be called the urban housing strategy as it is not reflective at all of the broader rural or agricultural saanich
<b>282</b>	Poor communications strategy -your staff problem; UVIC as corporate partner MUST SHOW MONEY OPERATIONS AND COMMITMENTS; landlords "slum charter" seems inevitable - you are losing sight of you KEY residents demographic ; affordability is relative - I can afford to live in Hollywood or the Uplands - so PEOPLE - it is not my householder responsibility to make your accommodation affordable; SAANICH - you want affordable housing OK ; use SAANICH land FIRST and buy in affordable, prefabricated housing assets. ( I would like to see 50 prefab houses on the strip adjacent to the entrance to Beaver Lake -get on it . I'm not a joker 2 masters degrees UK &UVIC. Consult you demographic base in a more open and meaningful way immediately.
<b>283</b>	Support actual positive change by reducing property taxes ( personal as well as business ) , municipal fees, permit costs and salaries !
<b>284</b>	Thanks for consulting with the public.

<b>285</b>	we need to look at immigration (post covid). How many people are we bringing in and how many homes are being built. Reduce municipal and provincial costs for building homes (taxes, permits, etc) and incentives for builders to offer rental properties
<b>286</b>	Help make life more enjoyable and equitable for all residents by making affordable housing a reality. This should not be attained by asking younger people to live in standards that previous generations would have never settled for. We want the same luxuries as anyone else would want. Tiny homes are not an answer (would you be comfortable with your family in one?)
<b>287</b>	Education education education.
<b>288</b>	Continue to communicate with the community
<b>289</b>	I like Saanich because it is not like Langford. Stop trying to make it like Langford.
<b>290</b>	If you rename the committee and report as mentioned above I feel it is relevant and important. I am not convinced of the directions being suggested as wise in the long run lacking the big picture and most residents who are likely middle class when it comes to income.
<b>291</b>	Work towards 60% or greater approval by all tax paying residents before implementing any portion of the strategy
<b>292</b>	We have witnessed the outrage of citizens at Victoria Council as they rush through their philosophical bent, which is not in sync with most residents. I only hope that Saanich isn't heading down this road of single-minded stubborn determination to enact social change. It looks good in the press, but I think you will lose the war in trying to win some skirmishes.
<b>293</b>	I am opposed to high-density housing in residential neighbourhoods. I think those types of developments should only be allowed on major corridors. I also think variances should not be granted on height restrictions for proposed apartment/condo developments.
<b>294</b>	It is overwhelming to read. I think it needs a clear statement of intent right at the beginning and it needs some target reductions for homelessness and some targets to meet for the development of housing so you can hold yourself accountable to those indicators.
<b>295</b>	I would like to see our municipal government be transparent, fiscally responsible and efficient. Do not overpay for land used for affordable housing as seen in other districts in the CRD.
<b>296</b>	I do support improving affordability of housing. However, this feels too much, too fast and too focused on future residents without equal reference to current residents. This could have been corrected by emphasizing the value of current neighbourhoods in the strategies. I am concerned about the strong development thrust. This has huge impacts on all of Saanich; I am not convinced the direction is a good one. We are not in fact making complete communities. We are not stopping market abuse by those who can afford it, nor do we seem to be protecting those of modest means. I know my understanding is not complex, but I do not feel convinced this direction is in the best interests of Saanich. It seems to go far beyond methods to increase affordability of housing for all.
<b>297</b>	I would like to know not how big a municipality or city can grow but how big it should grow. I would like to feel reassured that Council considered the impact of growth on (a) access to clean water given the stresses put on our reservoirs and climate change; access to health care when folks already have a hard time finding a physician and waiting times at walk in clinics are at capacity; impact of air quality and traffic congestion given an increase in vehicular traffic despite please to go electric or use public transportation; impact on habitat (birds, insects, animals) and our wonderful tree canopy for the obvious ecological reasons; impact on the quality of life of residents and mental health impact of overcrowding. I could go on but you get

	my drift. I understand the affordable part although I do resent being made to feel guilty that I have a single family dwelling that I worked hard for 40 years to own.
298	Great ideas; looking forward to implementation.
299	I am reasonably familiar with the issues, planning and development processes yet if found this presentation hard to understand. Suggest that Saanich has to continue to work to make the subjects more accessible to the whole population
300	For the most part, well done.
301	No.
302	this task force will ruin our neighborhoods - which are already overRUN with Air B and B - vrbo rentals and no oversight or enforcement fm city as is. no owners living in these properties . vacation rentals - transients and people speeding in our neighborhoods here on air B and B
303	Again, I'm rather shocked at the lack of mention of disability suites, geared to income suites, and co-housing options.
304	I didn't see any consideration for concerns on green space and heritage in regards to increasing density.
305	THANK YOU TO MEMBERS OF THE TASK FORCE. FOCUS SHOULD HAVE BEEN ON INCREASING THE HOUSING STOCK, NOT CHANGING THE FACE OF SAANICH.
306	You are pushing young Canadians out of their own towns to cater to foreign purchasers. Why are you doing this to your own children?
307	too complicated; consider focus on circular or lifecycle model of land use, creation, maintenance, redevelopment of housing and commercial structures
308	Vacant homes tax, and simple changes to RS zoning allowing duplex, triplexes and 4-plexes
309	Thank you - it is very well set out and I look forward to seeing the results over the next 10 years
310	Yes speed up the process
311	This needs to be made a priority for council, it's long overdue and cannot wait any longer. Address the issues we are facing head on and let's actually make things in a way that actually serves our municipality.
312	i would be interested in learning more about this as it evolves
313	The questions were a mixed bag with only and one answer on several points. Was the intent to smuggle things in with some sugar?
314	Prove that you listen to people. A process can look good but go nowhere because the agenda is already in place. I really question your authenticity.
315	Not at this time.
316	There are so many recommenmdations and strategies in the report how do you prioritize? Is everything going to be a priority? Is there a multi year action plan to help focus on the "top 5" etc. "doable" strategies in the next five years? I think this report or plan would overwhelming for staff - let alone Saanich residents to sort out.
317	This strategy is a bald attempt to permit runaway development bulldozing existing neighbourhood character.
318	the idea of increasing building height should be carefully thought thro .. there is questionable need for any height about ground orientated units ..



<b>319</b>	Narrow this down and please be more practical and realistic with our tax dollars. This is too absurd and I can't be alone in thinking that.
<b>320</b>	I think no one argues that housing needs to be more affordable and that young people need to be able to find homes for themselves and their families. I think we should ask them what kind of housing they want. Do they want to bring up their families in a condominium or townhouse. I think most want a single family house. You also need to take into consideration the effects of the current pandemic. People have realized over the past year, the value of a house and yard, where they can isolate and still have room to play outside and have a garden.
<b>321</b>	Written by amateurs whose singular focus misses the fact that development and the fulfilment of housing needs is a nuanced thing. The authors of the report seem to think sledgehammers are better than any serious community dialogue.
<b>322</b>	Simplify! 1) Build more 2) recognize housing needs have changed b/c of Covid 3) use simple measure to gauge success e.g., avg home price to income ratios and avg rent to income ratios.
<b>323</b>	We are used to looking at policy documents but think that many of the technical terms are ill defined. We don't think that one can just apply a blanket strategy to the whole of Saanich which is very large and has very diverse areas.
<b>324</b>	This housing strategy needs to include the people that live here, not just all the new revenue Saanich can envision.
<b>325</b>	More subsidized geared to income or \$375 per month apartments.
<b>326</b>	no
<b>327</b>	Be bold, take action, show leadership. Don't flinch just because a minority of loud voices try to shout your plans down.
<b>328</b>	Again, do not allow the provincial government to continue its strong arm of tax control. As an example; the Speculation Tax as it is set out, is hurting people that they are not speculators! If a home is owned for 3-4 years and more, it is not owned by a speculator!
<b>329</b>	We need more housing, period. But those shouldn't be new, multi-million dollar homes, they should be small-footprint, high density homes.
<b>330</b>	Saanich needs to maintain updated OCP's at all times, not just update them once in a while. Don't add taxes to Saanich residents. Instead, remove the extreme restrictions on rentals by Strata Councils and covenants that restrict rentals. These policies are outdated and it would be crazy to restrict rentals when an owner wants to rent something (keeping it affordable). A regional strategy would be great. Identifying Saanich-owned land that can be developed is also a great place to start. Start small, don't revamp everything at once, but start right away!
<b>331</b>	Accessible, level entry, wheelchair and scooter housing for newly disabled and newly senior who are often newly poor and living below poverty needs higher priority.
<b>332</b>	I like the survey but I believe most residents won't fully understand the depth of the questions being asked. I would also like to know what percentage of the surveys were filled out by Saanich residents who rent? If the survey engagement shows participation by mostly home owners, nothing will change for the people who really need support.
<b>333</b>	The Housing Strategy Task Force Report is a start but it doesn't go far enough and most recommendations that would put shovels into the ground are incompatible with RSTC. Need to combine these two committees right now. Keeping them separate will stifle work of both.
<b>334</b>	Please attend to intended and unintended consequences. I support a diversity of balanced, affordable housing. However, more/denser/higher housing is not necessarily better for everyone or in all locations. Saanich cannot house all the homeless people who are from within Saanich & who come from other locations, now & in the future. Saanich Municipality must



	recognize its limitations. We cannot "do it all". Affordable, secure housing solutions need to be identified in other municipalities, parts of BC, and provinces. Also, survey participants must be respected. I hope that the demographic information collected will not lead to a disregard of the responses of those who may appear "advantaged" & that assumptions of NIMBY-ism will not occur. That is not what this is about. Thanks for the opportunity to provide input.
<b>335</b>	Consult therapists, social workers, community associations and legitimate front line organizations for input.
<b>336</b>	why not ask residents of rosalie's village how this innovative housing development is working? you could learn a lot from the people who live here.
<b>337</b>	This survey is very disappointing and seems to have been devised to support pre-conceived views. Not user-friendly, either.
<b>338</b>	I never hear comments about how the affordable/supportive/rental housing units would be built 'affordably'. Would they use arborite counter tops in the kitchen and bathroom to keep costs down? Could a partnership be forged with Camosun College that these projects have to hire a certain percentage of construction students so that the students have jobs to go to once they finish their courses?
<b>339</b>	I appreciate the chance to provide input! Thank you Saanich
<b>340</b>	- Very important when any new complex is being built that there is adequate parking so there is no on street parking around these buildings to congest roadways. - Keep height requirements appropriate for the area.
<b>341</b>	Thanks for letting us comment
<b>342</b>	I am not confident that the process and outcomes of this task force have been in the best interest of the community. It should be scaled back and less ambitious and far reaching. Improve some key areas, like that area around Tillicum. Increase density but with key community enhancements, streetscaping, placemaking. Add affordable housing but add quality of life benefit too -that's how you improve a neighbourhood while building more housing. Look at great areas in places like Portland, etc.
<b>343</b>	CHANGE ZONING APPROACH , LET PEOPLE SORT IT OUT WITH LESS DIRECTION FROM STAFF. (VIA NEW ZONING METHOD)
<b>344</b>	Lots of work has been done on this- cudos for putting your attention to it.
<b>345</b>	Get on with it. Give direction and start approving. Stop with all the roadblocks give city planners direction and let's start building
<b>346</b>	Please don't ignore the existing community plan!
<b>347</b>	I would like to see more and different types of engagement with the public rather than just a survey. It's not clear from the documents that the members were diverse or that there was much reach into the community for feedback.
<b>348</b>	To better use. We also need to feel safe in our community. There are many that will support this if done right. There will be many who want to go to this island to help, and many who will want to go there to help themselves and to create a future for themselves. They need hope! We need hope. Give us all some hope.
<b>349</b>	Several highly respected economic reports show that one of the best ways to increase affordable housing is to allow for more overall development. Home owners move into new housing, and older, less expensive, houses become available at affordable levels. Focusing on cheap housing at the exclusion of the overall market has been shown to be less effective than creating internal mobility that frees up "starter homes"

<b>350</b>	This Strategy and Survey must not continue to be the best kept secret in town. In order to have a true and fair evaluation this survey should have gone to every household in Saanich repeatedly.
<b>351</b>	Good work!
<b>352</b>	Provide more options for appropriate growth outside of the UCB
<b>353</b>	Demand. Market demand is wayyy more important in the long term and so much easier to fix than supply side economics. There are way too many empty nesters occupying 3000sf. There's your supply. Price them out to downsize, or bring in tenants. And for God's sake include walkscore or an equivalently useful KPI in your decision matrix and report framework templates. Also - affordability is 1/3 mobility. Don't forget that.
<b>354</b>	We need a very careful and well thought out plan, with consideration given to all involved, especially the smaller community associations. This is where people feel they are having no say over what happens to the place where they live. They feel their voices are not heard and are disheartened by this.
<b>355</b>	I am not sure that the report will be understood by all.
<b>356</b>	Dense is not always better. There is missing infrastructure to support adding more people to the areas. Schools are full and having to add portables. Roads are narrow and don't support increased parking and traffic. Transit does not get you where you need to go in a reasonable time for all destinations. People like to be able to sit in their backyards and enjoy some privacy without having a 6 story condo/apartment complex looking down on them (in addition to blocking any views or the sun).
<b>357</b>	Not sure if this is the appropriate place to bring this subject up but I'm a bit surprised that Council, in this time of COVID, saw fit to proceed with this study while conveniently ignoring the amalgamation study with the city of Victoria. Recall that the Saanich voters approved this initiative in the last municipal election.
<b>358</b>	This report needs to be made more accessible to the average person. It contains a lot of jargon and technical terms that detract from its understandability. Completing the survey was not a 15 to 20 min. task, it took the better part of 3 hours to understand it and to provide thoughtful answers. I also have problems with the process. It seems to have been driven by expediency and a pre-determined agenda. The fact that there were no face to face meetings and that task force members were separated into groups for Zoom meetings did not allow for an adequate airing of the concepts and did not provide an opportunity for public input. I would hope that decisions will not be made on the basis of this inadequate, deceptive and unscientific "opinion pole" (it is not a survey) and should carry about as much weight as a Facebook or Twitter thread
<b>359</b>	The Shelbourne corridor, and McKenzie Ave are areas that I support increasing the housing density with multistory housing. Garden suites are also another great initiative that will benefit the area.
<b>360</b>	I am concerned that the strategy suggests a zone for UV1c housing. I do not think this is necessary or desirable. Hopefully new housing at UV1c will address student housing and it also may be that less housing may be needed in the community because more learning may be online now. It may be too early to assess this trend.
<b>361</b>	It provides no background and is vague - no details so I know what it could mean in different areas including mine, nor do I know how it will conflict with Resilient Saanich areas of concern or with the LAP process, which I think is very important no background re
<b>362</b>	Thank-you

<b>363</b>	This is great work. I'm extremely grateful to see this happening.
<b>364</b>	Residents overall support density and diverse housing, rental units but not in isolation. All of the things that make a neighbourhood liveable (parks, green space, public art, public space) are as meaningful for long term success of neighbourhoods. This document fails to articulate what these recommendations will mean at the local level.
<b>365</b>	Reduce it to 5 pages. Prioritize, better categorize, do not social engineer, concentrate on housing, remember the unique geographical element of Saanich, better advertisement and distribution of this survey NOT during a pandemic!
<b>366</b>	not enough allowance for community concerns, neighbourhood character preservation, or environmental issues...what happened to the opening principles of attention to environment, sustainability and climate change. This survey is not a very enlightened document....it's a real shame the direction Saanich Planning and Council is heading with little attention these days to resident or community concerns.
<b>367</b>	I am most strongly in favour of allowing garden suites and one secondary suite in the main home, as is the bi-law in Vancouver. We own a home with an existing secondary suite that has been rented to different Uvic students for the last 15 years. We would like to build a garden suite, and envision renting this to a couple or young family who are not ready/able to buy their own home. But it feels like a net loss in vital housing stock for us to have to remove our secondary suite first.
<b>368</b>	Great work!!
<b>369</b>	how will this generate adequate employment to address high unemployment rate on the Island and Saanich. Saanich is experiencing racism. Deserving people of color are not considered for management positions
<b>370</b>	A look at the member composition of the housing task force shows that it is unevenly weighted towards members of the building industry. Community associations with folks dedicated to building communities are represented by only one member. It is clear where the motives and priorities of this task force and the District of Saanich are directed at. Are we seeing the beginning of the end of community associations here, or a plan to emasculate them? The Official Community Plan is about BUILDING COMMUNITIES, not just houses and should not be dismembered piecemeal to meet short sighted housing objectives.
<b>371</b>	I hate to think how much this is costing taxpayers, who will bear the brunt of any negative effects of increased density and "no-barrier" housing.
<b>372</b>	subsidized housing must be a priority. Pet policies need to be changed. More incentives for building subsidized units must be created.
<b>373</b>	Try to make housing cheaper in this crazy market by controlling costs and how this will be done.
<b>374</b>	Simplifies too many complex questions, assumes powers that are inappropriate. Takes power away from voters, manipulates the voice of the people with sanitized buzzwords. Ignores the time, input, and expense of OCP's and LAP's, which are intended to counter thoughtless whims of the moment.
<b>375</b>	This survey takes far more than 10-20 minutes to complete if Saanich wants meaningful input. It is too long and complicated for the average person to read through, with lots of specialized terminology. let's hope that enough people are willing and able to spend the time to complete it. Furthermore, question 3 at the beginning should be at the end, after reviewing all the information.

Current policy of garden suites, secondary suites or missing middles housing and/or lock-off suites are nothing more than bandaid solutions that are hit and miss and somewhat disruptive to existing single family areas ie. cars parked on road instead of driveway. Much of the recommendations are wordy and understandable to planning/housing personnel, but not so familiar to the general public whom you are asking to take this survey. In Focus Area 1, it talks of "supply of affordable housing." What is defined as affordable? What's affordable to me may not be affordable to you! In order to give the survey the proper input it deserves, one needs to take considerably more than 10-20 minute to complete. Also the 30 April is tax deadline time. Perhaps that will lessen the number of people willing to complete the survey.

## Demographics

### Tell Us About Yourself















We're asking these demographic questions to determine if survey respondents are representative of Saanich's population. Responses will also help us understand challenges and barriers to housing within the community, and enable us to build an equitable and inclusive Housing Strategy.

## Demographics

### Tell Us About Yourself

36) Which local area / neighbourhood do you live in?

Respondents: 942

Choice	Percentage	Count	
<b>Blenkinsop</b>	2.02%	19	
<b>Cadboro Bay</b>	4.99%	47	
<b>Carey</b>	7.32%	69	
<b>Cordova Bay</b>	7.01%	66	
<b>Gordon Head</b>	18.47%	174	
<b>North Quadra</b>	5.10%	48	
<b>Quadra</b>	7.43%	70	
<b>Royal Oak</b>	9.45%	89	
<b>Rural Saanich</b>	5.52%	52	
<b>Saanich Core</b>	4.03%	38	
<b>Shelbourne</b>	8.60%	81	
<b>Tillicum</b>	9.98%	94	
<b>Other municipality within the Capital Regional District</b>	5.10%	48	
<b>Other (please specify)</b>	4.99%	47	
<b>Total</b>	100%	942	

#	Other (please specify)
1	victoria
2	w'sanec

<b>3</b>	I own a house in Saanich Core but currently live in Sidney.
<b>4</b>	Moved to Oak Bay mid-Task Force
<b>5</b>	Ontario
<b>6</b>	View Royal
<b>7</b>	Maplewood
<b>8</b>	Our neighborhood is Cedar Hill, not Quadra!
<b>9</b>	Esquimalt
<b>10</b>	prefer not to say
<b>11</b>	Victoria
<b>12</b>	Central Saanich
<b>13</b>	Oakbay/Gordon Head/UVic (Moving around recently)
<b>14</b>	Fairfield
<b>15</b>	View Royal
<b>16</b>	Tanner Ridge
<b>17</b>	Brentwood bay
<b>18</b>	Victoria
<b>19</b>	victoria side of shelbourne area
<b>20</b>	Songeese
<b>21</b>	Victoria West (previous resident of Saanich)
<b>22</b>	Langford
<b>23</b>	prefer not to say
<b>24</b>	Uptown
<b>25</b>	Uptown area
<b>26</b>	Not necessary
<b>27</b>	Aspiring to move to saanich
<b>28</b>	Gorge area
<b>29</b>	Langford
<b>30</b>	Langford
<b>31</b>	North Saanich

<b>32</b>	government housing agency
<b>33</b>	Strawberry Vale
<b>34</b>	choose not to disclose
<b>35</b>	I grew up in Carey neighborhood and then Gordon Head. I have since moved to Langford due to affordability
<b>36</b>	Victoria
<b>37</b>	White Rock
<b>38</b>	Oaklands
<b>39</b>	I own 6 houses in various parts of Saanich 1 principle the rest are rentals
<b>40</b>	Central Saanich
<b>41</b>	Esquimalt
<b>42</b>	Carey Road
<b>43</b>	Central saanich
<b>44</b>	by colquitz
<b>45</b>	Broadmead
<b>46</b>	Victoria
<b>47</b>	District of Saanich (pls do not ask loaded questions)









## Demographics

### Tell Us About Yourself

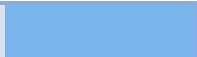







37) How long have you lived in Saanich?

Respondents: 935

Choice	Percentage	Count	
Less than 1 year	5.03%	47	
1-5 years	19.57%	183	
6-10 years	11.55%	108	
11-20 years	18.07%	169	
over 20 years	39.14%	366	
I do not live in Saanich	6.63%	62	
<b>Total</b>	<b>100%</b>	<b>935</b>	

38) Which of the following best describes the type of building you are living in?

Respondents: 936

Choice	Percentage	Count	
Single-family home (detached house)	61.11%	572	
Suite in a house (i.e. basement or above-ground suite)	12.71%	119	
House-plex (duplex, three-plex or four-plex)	3.53%	33	
Townhouse or rowhouse	6.94%	65	
Apartment or condo in a building 4 storeys or less	9.29%	87	
Apartment or condo in a building 5 storeys or more	3.10%	29	
Currently lack stable housing (e.g. staying at a shelter, staying with friends)	0.43%	4	
Other (please specify)	2.88%	27	
<b>Total</b>	<b>100%</b>	<b>936</b>	

#	Other (please specify)
1	commercial

<b>2</b>	Bare land Strata - house
<b>3</b>	converted detached garage
<b>4</b>	Refugee Transitional Housing
<b>5</b>	I also have an above ground suite in my house.
<b>6</b>	side by side single and double story strata buildings in duplex style
<b>7</b>	2 story apartment (specifying because it was an option in the plan)
<b>8</b>	I own a house with a suite.
<b>9</b>	mobile
<b>10</b>	cottage on a farm
<b>11</b>	Dormitory
<b>12</b>	Very very small "apartment" style mixed use building
<b>13</b>	UVic Dorms
<b>14</b>	Not necessary
<b>15</b>	Appartment building
<b>16</b>	'fewer' not 'less' (bad grammar)
<b>17</b>	Carriage home (detached building in backyard of landlord's house)
<b>18</b>	will be renting a suite in a house
<b>19</b>	Downstairs of my boyfriend's parents house
<b>20</b>	Investment prperty
<b>21</b>	All my homes have 1 or 2 suites
<b>22</b>	Currently not in Saanich but when I was, was in suite in a house.
<b>23</b>	Affordable Seniors Housing
<b>24</b>	Single family with a suite
<b>25</b>	Rosalie's village: a women only building
<b>26</b>	ESTATE
<b>27</b>	Suite above a barn

39) How would you describe your current housing situation?

Respondents: 934






Choice	Percentage	Count
I rent my home	27.30%	255
I own my own home	67.13%	627
I belong to a housing co-op	0.75%	7
I live in supportive housing	0.32%	3
I live in a residential care or long-term care facility	0.00%	0
I do not currently have permanent/fixed address (e.g. staying at a shelter, staying with friends)	0.54%	5
Other (please specify)	3.96%	37
<b>Total</b>	<b>100%</b>	<b>934</b>

#	Other (please specify)
1	Live with parents
2	Give me a break... you really think someone in long-term care is filling this survey out. give your head a shake
3	own strata unit in walled development
4	My parents own the house
5	dont' own my home yet....have a mortgage
6	I live with my mom
7	Rental Suite
8	Living with parents
9	Own and live with room mates
10	I live with my parents and will soon rent.
11	I rent from family for a nominal fee
12	renting to own
13	Live with parents
14	I rent a room
15	Live with family, share expenses equally

<b>16</b>	living with parents
<b>17</b>	Minor living with parents.
<b>18</b>	Small older house.
<b>19</b>	From family
<b>20</b>	Live with family
<b>21</b>	sublet, looking for rental in Saanich
<b>22</b>	Not necessary
<b>23</b>	Technically, people carrying mortgages DO NOT own their own home, so to portray those as such misses the mark. Additionally, all land is only leased in right of the Crown.
<b>24</b>	Expensive
<b>25</b>	at risk of homelessness
<b>26</b>	Basement rental
<b>27</b>	I am staying with family while attending post secondary.
<b>28</b>	I own my home and rent out a basement suite.
<b>29</b>	BC Housing
<b>30</b>	own house in SK but attending UVic so I will rent
<b>31</b>	Living with family who own the home
<b>32</b>	Rental and Development
<b>33</b>	I live with family
<b>34</b>	Private
<b>35</b>	The bank and I own the house
<b>36</b>	Temporary housing
<b>37</b>	Own most of my home and rent out the rest.








40) How long have you been living in your current housing situation?

Respondents: 933

Choice	Percentage	Count	
Less than 1 year	10.93%	102	
1-5 years	30.76%	287	
6-10 years	14.26%	133	
11-20 years	18.22%	170	
Over 20 years	25.83%	241	
<b>Total</b>	<b>100%</b>	<b>933</b>	

41) What does your current household characteristics look like?

Respondents: 920

Choice	Percentage	Count	
I live alone	12.39%	114	
I live in a shared home with one or more roommates	8.48%	78	
I live with a spouse or partner (WITHOUT children under 18)	40.98%	377	
I live with a spouse or partner (WITH children under 18)	20.87%	192	
I am a single parent with children under 18 years of age	2.83%	26	
I live in a multi-generational home (i.e. 3 generations of the same family living together - children/parents/grandparents)	6.09%	56	
Other (please specify)	8.37%	77	
<b>Total</b>	<b>100%</b>	<b>920</b>	

#	Other (please specify)
1	substandard illegal suite, abusive landlord, cannot complain for fear of eviction
2	I live with my spouse with 1 adult son
3	married couple with adult children at home
4	x

<b>5</b>	I own 3 homes. Each home has 3 suites that I rent to my son and other families and individuals that need fairly priced rental accommodation.
<b>6</b>	Mother & Daughter over 18
<b>7</b>	I live with my parents, who own the house
<b>8</b>	Single parent to an adult with life-long support needs
<b>9</b>	I live with a spouse and adult child
<b>10</b>	I live with my spouse and university age children
<b>11</b>	Live with spouse on main floor, basement rented to special needs family of 3
<b>12</b>	I fully understand the housing issues people are facing. All this repetition will not enhance anything!
<b>13</b>	Single parent with post-secondary kids
<b>14</b>	With spouse and 2 adult children
<b>15</b>	Live with parents
<b>16</b>	I live with my spouse, with a 7 year old and a 21 year old daughter.
<b>17</b>	I live with my parents
<b>18</b>	I live with my son who is over 18
<b>19</b>	I live with with a spouse and WITH children OVER 18
<b>20</b>	Prefer not to say
<b>21</b>	Two generations plus full time international high school students and intermittently housing homeless relatives
<b>22</b>	Live with my spouse, and adult son.
<b>23</b>	with spouse and 2 "children" over the age of 18
<b>24</b>	I live with my mom
<b>25</b>	widowed and my now handicapped son lives in the house with me - he will never be able to afford to live on his own.
<b>26</b>	Living with parents
<b>27</b>	I live with my parents.
<b>28</b>	I am a foster parent
<b>29</b>	I live with a spouse and children OVER 18.
<b>30</b>	2 generation household (with child and spouse over 18)
<b>31</b>	I live with my spouse and also with my sister who is a single parent with children under 18
<b>32</b>	My adult children live with me

<b>33</b>	In two family home with children & grandchildren in separate unit
<b>34</b>	Single parent with child older than 18
<b>35</b>	Not sharing this info with you.
<b>36</b>	I live with a spouse with an over 18 child and a student in an in-house rental suite.
<b>37</b>	Living with parents and siblings only.
<b>38</b>	,
<b>39</b>	Live with parents
<b>40</b>	Siblings who grow up in saanich living together in new home.
<b>41</b>	I live alone but sometimes have a UVic student
<b>42</b>	I live with my child who is over the age of 18
<b>43</b>	I had to build a suite to afford my home
<b>44</b>	Single parent with child over 18
<b>45</b>	1 human 1 dog
<b>46</b>	I live with family.
<b>47</b>	With spouse and adult children with disabilities.
<b>48</b>	I live with a spouse and dependent adult.
<b>49</b>	I live with my spouse and my son lives in our "legal" suite
<b>50</b>	partner and unrelated roommate that we met when we moved in (not ideal situation)
<b>51</b>	Spouse and two adult/university students
<b>52</b>	Live with spouse and children over 18
<b>53</b>	home with kids over 18
<b>54</b>	With spouse and child with partner over 18.
<b>55</b>	spouse, self & 2 adult children
<b>56</b>	Adult living with parents
<b>57</b>	Live with spouse with adult child in basement suite
<b>58</b>	Spouse and child over 18
<b>59</b>	It's complicated. Roommates, partner, and family.
<b>60</b>	Couple with children over 18
<b>61</b>	NA



<b>62</b>	i live with my spouse and my adult son who cannot afford a place if his own
<b>63</b>	I live in a house with my wife and child.
<b>64</b>	.
<b>65</b>	I live with a family member
<b>66</b>	Private
<b>67</b>	family home with spouse and older children
<b>68</b>	Spouse and special needs adult
<b>69</b>	With spouse, with child over 18, with a tenant in suite
<b>70</b>	live in home with spouse and 2 children over 18
<b>71</b>	Married, empty nest, anticipating senior parent joining us in the next year.
<b>72</b>	I LIVE IN A CARING COMMUNITY
<b>73</b>	spouse and children > 18 years; why is that not listed?
<b>74</b>	Two families w/kids
<b>75</b>	with a spouse, twenty-something daughter, and a tenant who has lived with us for over 20 years in a basement suite at a gaspingly LOW rent.
<b>76</b>	I'm a single woman living with my disabled adult son.
<b>77</b>	With Spouse and renters

## Demographics

### Tell Us About Yourself

42) Do you identify as:

Respondents: 927

Choice	Percentage	Count
Female	51.35%	476
Male	39.16%	363
Prefer not to answer	7.98%	74
My gender identity is (please specify)	2.16%	20
<b>Total</b>	<b>100%</b>	<b>927</b>

#	My gender identity is (please specify)
1	Nunya
2	male to female trans
3	Transgender Male
4	my god!!....why does this matter!!!!!!
5	Non-binary
6	nonbinary
7	not important
8	Agender
9	Non-binary
10	,
11	nonbinary
12	Stupid question
13	really?
14	Oh
15	Non-binary
16	Non-binary
17	not relevant

<b>18</b>	Transgender man
<b>19</b>	HUMAN
<b>20</b>	WHY on earth is this important!!

43) Do you consider yourself to be (check all that apply)?

Respondents: 886

Choice	Percentage	Count	
<b>First Nation</b>	1.92%	17	
<b>Metis</b>	2.26%	20	
<b>Inuit</b>	0.45%	4	
<b>White (European descent)</b>	75.62%	670	
<b>Chinese</b>	2.82%	25	
<b>Japanese</b>	0.90%	8	
<b>Korean</b>	0.23%	2	
<b>South Asian (e.g. East Indian, Pakistani, Sri Lankan)</b>	2.14%	19	
<b>Southeast Asian (e.g. Vietnamese, Cambodian, Malaysian, Laotian)</b>	0.79%	7	
<b>West Asian (e.g. Iranian, Afghan)</b>	0.34%	3	
<b>Black (e.g. African or Caribbean)</b>	0.56%	5	
<b>Filipino</b>	0.45%	4	
<b>Latin American/Hispanic</b>	1.35%	12	
<b>Arab</b>	0.45%	4	
<b>Prefer not to answer</b>	13.43%	119	
<b>Other (please specify)</b>	5.64%	50	
<b>Total</b>	100%	886	









#	Other (please specify)
<b>1</b>	Canadian!!
<b>2</b>	half breed indian
<b>3</b>	Human

4	Canadian 5th Generation
5	Canadian
6	Canadian
7	Canadian
8	Canadian citizen
9	Canadian
10	My son is First Nations
11	canadian....that's all that matters!!!
12	Canadian
13	CANADIAN
14	Ukrainian
15	BTW East Indian is not the correct term. Please consider using just "Indian"
16	Canadian
17	regular Canadian
18	Canadian
19	don't like identity politics
20	Racist question
21	Canadian
22	Mixed
23	Mixed canadian
24	human being
25	Canadian
26	,
27	Hong Kong/Taiwan.
28	White - Canadian born
29	Should not be relevant at all
30	Canadian
31	Caucasian
32	White Canadian

<b>33</b>	Persian
<b>34</b>	Canadian
<b>35</b>	Canadian
<b>36</b>	I am a Canadian citizen and my race is NOT Relevant!
<b>37</b>	Caucasian(not White!)
<b>38</b>	canadian citizen
<b>39</b>	object to question
<b>40</b>	Canadian
<b>41</b>	Canadian
<b>42</b>	Immigrant
<b>43</b>	Canadian
<b>44</b>	Could be a few things
<b>45</b>	Canadian
<b>46</b>	HUMAN AGAIN
<b>47</b>	Italian
<b>48</b>	Canadian
<b>49</b>	Canadian
<b>50</b>	White and a minority

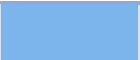







44) Which one of the following reflects your annual household income, before taxes and deductions? Household refers to all family (related) members of your household (exclude roommates). If you live alone, enter your personal income.

Respondents: 922

Choice	Percentage	Count	
Under \$20,000	4.99%	46	
Between \$20,000 and \$39,999	6.62%	61	
Between \$40,000 and \$59,999	10.52%	97	
Between \$60,000 and \$79,999	12.69%	117	
Between \$80,000 and \$99,999	11.39%	105	
Between 100,000 and \$150,000	20.72%	191	
Over \$150,000	15.73%	145	
Prefer not to answer	17.35%	160	
<b>Total</b>	<b>100%</b>	<b>922</b>	

45) How did you hear about this survey (Select all that apply)?

Respondents: 923

Choice	Percentage	Count	
Social media (FaceBook or Twitter)	43.55%	402	
Saanich website	9.97%	92	
Online notification from Saanich	4.66%	43	
Email from Saanich	7.91%	73	
Newspaper	12.68%	117	
Email from a housing organization or service provider	2.93%	27	
Word of mouth	15.06%	139	
Other (please specify)	18.74%	173	
<b>Total</b>	<b>100%</b>	<b>923</b>	

#	Other (please specify)
1	Community association

<b>2</b>	Community association email
<b>3</b>	Community Association
<b>4</b>	GTCA
<b>5</b>	from my community association
<b>6</b>	x
<b>7</b>	Cadboro Bay Residence Association
<b>8</b>	Email sent to staff at my work.
<b>9</b>	a friend emailed it to me
<b>10</b>	cbra
<b>11</b>	My 20 year old UVic student son sent it to me. He's desperate for housing strategy change
<b>12</b>	Cadboro Bay Residents Association
<b>13</b>	Cadbro Bay residents Assoc
<b>14</b>	CBRA
<b>15</b>	Sign at coop
<b>16</b>	Community Association
<b>17</b>	Neighborhood association
<b>18</b>	various sources
<b>19</b>	SCAN, community ass'n
<b>20</b>	GVAT
<b>21</b>	Community Association
<b>22</b>	Gordon Head R. A.
<b>23</b>	GHRA
<b>24</b>	Gordon Head Residents Association
<b>25</b>	GH Res Assoc
<b>26</b>	Sandwich board at Vanalman Red barn
<b>27</b>	friend
<b>28</b>	Email from Gordon Head Residents Association
<b>29</b>	GHRA
<b>30</b>	Gas station sign



<b>31</b>	Prospect Lake gas station sign
<b>32</b>	Housing blog
<b>33</b>	Househuntvictoria.ca
<b>34</b>	online blog
<b>35</b>	House hunt Victoria blog
<b>36</b>	Gordonhead homeowners assoc
<b>37</b>	community association
<b>38</b>	email from concerned group
<b>39</b>	signage at a local gas station
<b>40</b>	GVAT
<b>41</b>	Roadside sign
<b>42</b>	GHRA
<b>43</b>	Local Community Association
<b>44</b>	ROCA
<b>45</b>	Mayor Haynes
<b>46</b>	Royal oak association
<b>47</b>	Cordova Bay Association mailing
<b>48</b>	cordovaa bay assoc
<b>49</b>	Cordova Bay Association
<b>50</b>	Community Association
<b>51</b>	LinkedIn
<b>52</b>	LinkedIn
<b>53</b>	Community Association
<b>54</b>	Cordova bay association
<b>55</b>	Gordon Head Residents Association
<b>56</b>	Local Association
<b>57</b>	from the Gordon Head neighbor's association, via Judy Spearing
<b>58</b>	househuntvictoria.ca comment section
<b>59</b>	Community association email

<b>60</b>	Community Association
<b>61</b>	email from Saanich to BARA
<b>62</b>	Community newsletter
<b>63</b>	PLDCA
<b>64</b>	Social media INSTAGRAM
<b>65</b>	sign at Robs
<b>66</b>	Forwarded through Facebook messenger
<b>67</b>	A friend forward it to me as she knows about how unhappy we are with the lack of community involvement/say in housing initiatives.
<b>68</b>	Sandwich board on galloping goose
<b>69</b>	email from ROCA
<b>70</b>	Sign on back of Transit Bus
<b>71</b>	Neighbours
<b>72</b>	Capital daily
<b>73</b>	Instagram
<b>74</b>	Instagram through an unrelated account (UVSS
<b>75</b>	community association
<b>76</b>	UVSS
<b>77</b>	GHRA
<b>78</b>	from local community organization
<b>79</b>	email from Goward House
<b>80</b>	Sign at Beckwith Park
<b>81</b>	Community Association
<b>82</b>	Community assoc. Although the municipality has contact info for its citizens (dog licences, etc.) so it could have directly emailed its citizens if it really wanted to know what we think about this and other municipal issues.
<b>83</b>	community association newsletter and sign
<b>84</b>	Email from a friend
<b>85</b>	Goward House email
<b>86</b>	Community Assoc. newsletter
<b>87</b>	Advert on a bus

<b>88</b>	sign
<b>89</b>	Sandwich board
<b>90</b>	Dean Murdock's "Amazing Places" podcast!
<b>91</b>	EMail forwarded from a friend.
<b>92</b>	Saw a sign at the Lochside/Galloping Goose Trail intersection
<b>93</b>	Community Association
<b>94</b>	Sandwich board
<b>95</b>	sign at the mall
<b>96</b>	email from friend
<b>97</b>	radio
<b>98</b>	radio
<b>99</b>	radio
<b>100</b>	UDI email
<b>101</b>	Radio
<b>102</b>	Bus ad
<b>103</b>	radio
<b>104</b>	Information board at shopping centre
<b>105</b>	Saanich news
<b>106</b>	Sandwich board notice at Park
<b>107</b>	Newsletter from Hansbraun
<b>108</b>	I saw a sign for it along the gorge
<b>109</b>	Cordova Bay LAP Advisory Cttee
<b>110</b>	ad in the park
<b>111</b>	Signs in parks
<b>112</b>	Residents' Association
<b>113</b>	Sandwich Board
<b>114</b>	Neighbourhood association
<b>115</b>	3am twitter
<b>116</b>	sign on the side of the road

<b>117</b>	CBC Radio
<b>118</b>	Community Association
<b>119</b>	Noticeboard in the park
<b>120</b>	Sandwich board outside of tillicum mall!
<b>121</b>	Community Association
<b>122</b>	online - neighbourhood association
<b>123</b>	Poster on walking path
<b>124</b>	Community Association
<b>125</b>	Sign in gorge park
<b>126</b>	Posters around town
<b>127</b>	a sign in park
<b>128</b>	sign in Tillicum Gorge Park
<b>129</b>	Community Association
<b>130</b>	I was encouraged to contribute
<b>131</b>	Sign at Beckwith park
<b>132</b>	sandwich board on the Gorge
<b>133</b>	Ad on back of Transit Bus
<b>134</b>	Sandwich boards on the Galloping Goose and Uptown
<b>135</b>	The morning CBC radio show
<b>136</b>	Poster/outdoor signage.
<b>137</b>	Community Association
<b>138</b>	I saw a sign while driving along West Saanich Road.
<b>139</b>	vreb
<b>140</b>	community association newsletter
<b>141</b>	VREB
<b>142</b>	VREB
<b>143</b>	Capital daily
<b>144</b>	VREB email newsletter
<b>145</b>	VREB

<b>146</b>	VREB Email
<b>147</b>	Victoria Real Estate Board
<b>148</b>	camosun community assoc.
<b>149</b>	Billboard in MountView Park
<b>150</b>	signboard on the gorge parkway
<b>151</b>	Poster
<b>152</b>	community association
<b>153</b>	sign at Brydon park
<b>154</b>	Signage
<b>155</b>	Sign at Tillicum ShoppingCentre
<b>156</b>	Community Association
<b>157</b>	Sign in park by my APT
<b>158</b>	Rebecca Mersereau facebook
<b>159</b>	sandwich board sign in a park
<b>160</b>	Saanich News
<b>161</b>	sandwich board Gorge walkway
<b>162</b>	Sign on West Saanich Rd.
<b>163</b>	My neighbour gave it to me.
<b>164</b>	COMMUNITY
<b>165</b>	sign
<b>166</b>	Gordon Head REsidents' Assoc.
<b>167</b>	from Councilor, also residents assn
<b>168</b>	Rebecca's facebook
<b>169</b>	email from a friend. I am concerned that I didn't know about it and would like that rectified.
<b>170</b>	email from a neighbour
<b>171</b>	various sources
<b>172</b>	Reddit