

# Housing Strategy Task Force Report Survey

Tuesday, March 23, 2021 – Friday, April 30, 2021

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## 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.**

**Deadline for survey responses is April 30.** Please see the last page for details on how to submit completed surveys.

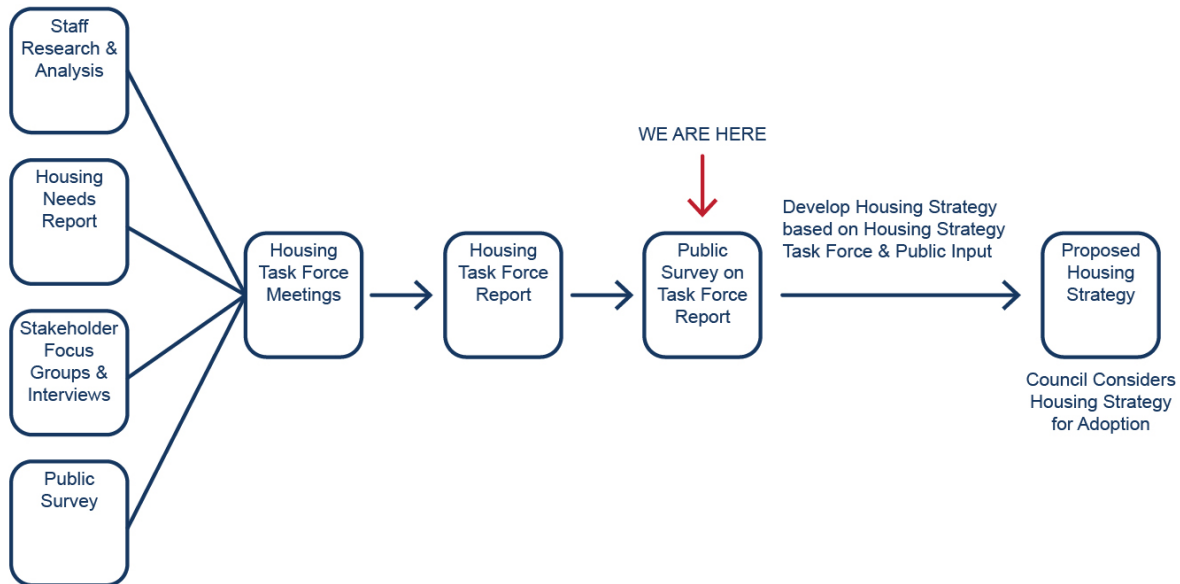
### Housing Strategy

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.

To view the Task Force's recommendations and review additional 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?

- Strongly Support
- Support
- Neutral
- Do Not Support
- Strongly Do Not Support

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

## 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.



## 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
<b>STRATEGY 1.1: Increase the supply of affordable and supportive housing on Municipal Land.</b>	
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
<b>STRATEGY 1.2: Reduce barriers to affordable and attainable housing through incentives, tools, and policies.</b>	
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.



<b>STRATEGY 1.3: Encourage alternative housing models and tenure types to increase affordable and attainable housing options.</b>	
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.
<b>STRATEGY 1.4: Support a regional response to homelessness and support community efforts to improve pathways to housing stability.</b>	
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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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

## 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
<b>STRATEGY 2.1: Support a greater diversity of rental housing options in low density neighbourhoods.</b>	
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.
<b>STRATEGY 2.2: Improve the security of tenure and affordability of existing and development of new rental housing.</b>	
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)
<b>STRATEGY 2.3: Explore tools to support tenants and landlords to improve access to rental housing.</b>	

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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

## 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
<b>STRATEGY 3.1: Support a diversity of infill housing opportunities and initiatives in Saanich, focusing the increase of housing within the Urban Containment Boundary.</b>	
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.
<b>STRATEGY 3.2: Ensure new housing adequately meets local needs including those identified in the Housing Needs Report.</b>	
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

<b>STRATEGY 3.3: Utilize growth management plans and tools to increase the supply, affordability, and variety of housing options.</b>	
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 policies 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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive



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

## 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
<b>STRATEGY 4.1: Reduce barriers to housing development by simplifying and streamlining approval processes.</b>	
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.
<b>STRATEGY 4.2: Update and revise programs for financing growth while building complete communities and promoting affordable housing.</b>	
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)
<b>STRATEGY 4.3: Initiate Zoning and Bylaw Changes that will proactively lead to reduced barriers to housing affordability, diversity, and supply.</b>	
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.
<b>STRATEGY 4.4: Set priorities and monitor progress towards meeting Housing Strategy objectives.</b>	
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
<b>STRATEGY 4.5: Support housing actions that lead to equitable housing outcomes.</b>	
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.
<b>STRATEGY 4.6: Ensure adequate resources to implement the Housing Strategy.</b>	
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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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

## 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
<b>STRATEGY 5.1: Strengthen existing partnerships and build new partnerships across all sectors to achieve objectives and goals of the Housing Strategy.</b>	
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.
<b>STRATEGY 5.2: Advocate to senior levels of government for additional tools and funding to facilitate the implementation of the Housing Strategy.</b>	
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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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

## 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
<b>STRATEGY 6.1: Raise community awareness of housing needs in Saanich and building support for actions that improve housing affordability, choice, and availability.</b>	
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.
<b>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.</b>	
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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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

## 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
<b>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.</b>	
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 polices 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.

- Strongly Support
- Support
- Neutral
- Not Supportive
- Strongly Not Supportive

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

## Housing Strategy Task Force Recommendations

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

- Strongly support
- Support
- Neutral
- Opposed
- Strongly opposed

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?

- Strongly support
- Support
- Neutral
- Opposed
- Strongly opposed

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?

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

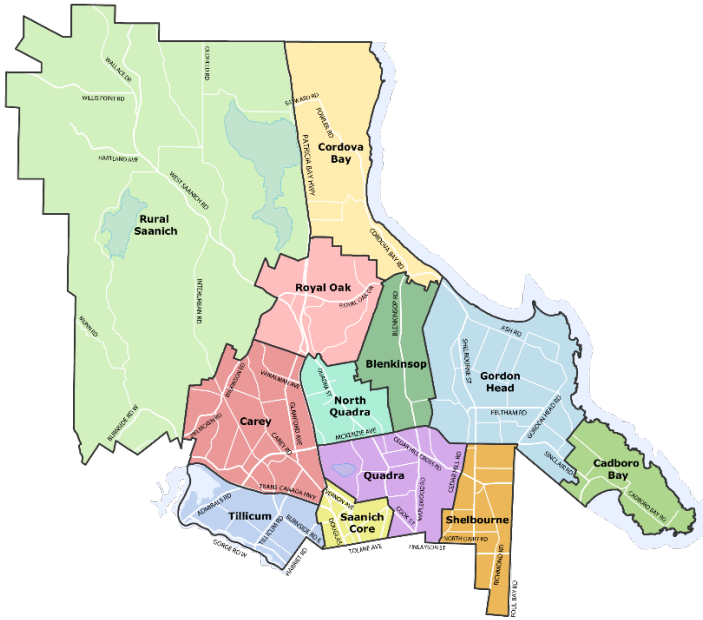
## Demographics

### 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?

- Blenkinsop
- Cadboro Bay
- Carey
- Cordova Bay
- Gordon Head
- North Quadra
- Quadra
- Royal Oak
- Rural Saanich
- Saanich Core
- Shelbourne
- Tillicum
- Other municipality within the Capital Regional District
- Other (please specify)

## Demographics

### Tell Us About Yourself

#### 37) How long have you lived in Saanich?

- Less than 1 year
- 1-5 years
- 6-10 years
- 11-20 years
- over 20 years
- I do not live in Saanich

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

- Single-family home (detached house)
- Suite in a house (i.e. basement or above-ground suite)
- House-plex (duplex, three-plex or four-plex)
- Townhouse or rowhouse
- Apartment or condo in a building 4 storeys or less
- Apartment or condo in a building 5 storeys or more
- Currently lack stable housing (e.g. staying at a shelter, staying with friends)
- Other (please specify)



## Demographics

### Tell Us About Yourself

#### 39) How would you describe your current housing situation?

- I rent my home
- I own my own home
- I belong to a housing co-op
- I live in supportive housing
- I live in a residential care or long-term care facility
- I do not currently have permanent/fixed address (e.g. staying at a shelter, staying with friends)
- Other (please specify)

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

- Less than 1 year
- 1-5 years
- 6-10 years
- 11-20 years
- Over 20 years

#### 41) What does your current household characteristics look like?

- I live alone
- I live in a shared home with one or more roommates
- I live with a spouse or partner (WITHOUT children under 18)
- I live with a spouse or partner (WITH children under 18)
- I am a single parent with children under 18 years of age
- I live in a multi-generational home (i.e. 3 generations of the same family living together - children/parents/grandparents)
- Other (please specify)

## Demographics

### Tell Us About Yourself

#### 42) Do you identify as:

- Female
- Male
- Prefer not to answer
- My gender identity is (please specify)

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

- First Nation
- Metis
- Inuit
- White (European descent)
- Chinese
- Japanese
- Korean
- South Asian (e.g. East Indian, Pakistani, Sri Lankan)
- Southeast Asian (e.g. Vietnamese, Cambodian, Malaysian, Laotian)
- West Asian (e.g. Iranian, Afghan)
- Black (e.g. African or Caribbean)
- Filipino
- Latin American/Hispanic
- Arab
- Prefer not to answer
- Other (please specify)

## Demographics

### Tell Us About Yourself

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.

- Under \$20,000
- Between \$20,000 and \$39,999
- Between \$40,000 and \$59,999
- Between \$60,000 and \$79,999
- Between \$80,000 and \$99,999
- Between 100,000 and \$150,000
- Over \$150,000
- Prefer not to answer

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

- Social media (FaceBook or Twitter)
- Saanich website
- Online notification from Saanich
- Email from Saanich
- Newspaper
- Email from a housing organization or service provider
- Word of mouth
- Other (please specify)

## End of Survey

Would you like to enter to win a \$100 Gift Card to a local grocery store as a thank you for your participation? If yes, please provide your name and either your phone number or email below.

46) Please enter your name:

47) Please enter your email address:

48) Please enter your phone number:

### Terms and Conditions:

*District of Saanich Staff and their direct family members are not eligible. Additional terms may apply to the gift certificate itself. No purchase is necessary to enter the draw. Only one entry per person – entries will be considered duplicates if they share a name and/or contact information. Closing date is April 30, 2021. Winners will be chosen by random draw and announced via a Saanich webpage and social media post.*

Thank you for completing this survey. Join the Housing Strategy Notification List (see [saanich.ca/housing](http://saanich.ca/housing)) to receive email notifications and be notified when the results are available. Your input is important to help inform the development of the Housing Strategy Surveys can.

If you would like to view background material, the Housing Needs Report, and see survey results, please visit: [saanich.ca/housing](http://saanich.ca/housing)

Paper copies of this survey can be dropped off at the municipal hall or mailed to:

*Nadine Kawata  
Community Planning Division  
District of Saanich  
770 Vernon Avenue  
Victoria BC V8X 2W7*

Thank you for participating!