

ATTACHMENT G

Policy Framework for Garden Suites

The following District of Saanich and Capital Regional District policies are the most applicable to garden suites.

Official Community Plan (OCP) (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue spaces; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.5 “Consider the capacity of all types of infrastructure including municipal services, schools, social services, and open spaces when reviewing growth options.”
- 4.2.4.1 “Foster sustainable and pedestrian and cycling-friendly neighbourhoods by...supporting a range of housing choices, by type, tenure and price.”
- 4.2.3.9 “Support the following building types and uses in ‘Villages’:
- Small lot single family houses (up to 2 storeys)
 - Carriage/coach houses (up to 2 storeys)
 - Town houses (up to 3 storeys)
 - Low-rise residential (3-4 storeys)
 - Mixed-use (commercial/residential) (3-4 storeys)
 - Civic and institutional (generally up to 3 storeys).”
- 5.1.2.6 “Work with the Capital Regional District and other stakeholders to implement the Regional Housing Affordability Strategy.”
- 5.1.2.9 “Encourage the creation of affordable and special needs housing by reviewing regulatory bylaws and fee structures to remove development barriers and provide flexibility and incentives.”
- 5.1.2.10 “Review existing regulations to consider the provision of a wide range of alternative housing types, such as ‘flex housing’ and ‘granny flats.’ ”
- 5.1.2.17 “Support the provision of a range of seniors housing and innovative care options within ‘Centres,’ ‘Villages,’ and Neighbourhoods, to enable people to ‘age in place.’ ”

Regional Housing Affordability Strategy (2018)

Goal #1 Build the right supply of housing across the spectrum

Objective 1.2 Establish housing development targets and enable partners to utilize housing development approaches that achieve denser development and improved housing affordability within regional urban containment areas.

Objective 1.3 Enable regulatory, legislative and policy frameworks that support development that meets the identified rental targets.

Applicable Municipality & Electoral Area Strategies

- Adopts growth strategies, plans and policies that encourage denser developments and the creation of more housing units that are affordable within the regional urban containment boundary.
- Streamlines processes for faster housing development.

Regional Growth Strategy (2018)

1.1 Keep Urban Settlement Compact.

1.1.1 Provide for land uses consistent with the Growth Management Concept Plan depicted on Map 3(a) and adopt policies to implement the Growth Management Concept Plan consistent with the land use policy designations described in Objective 1.1.

1.1.2 Adopt policies regarding the protection, buffering and long-term maintenance of the Urban Containment Policy Area Boundary.

1.1.6 Encourage planned growth in the nodes shown on Map 3(b) and described in Objective 1.1 and plan for transportation infrastructure to align. It is recognized that the location of the nodes is conceptual and that municipal conformance may vary. Local planning decisions relating to nodes will not require a Regional Growth Strategy amendment.

2.2 Manage Regional Infrastructure Services Sustainably

2.2 (l) Promote settlement patterns that are cost-effective and efficient to service.

1.1 Create Safe and Complete Communities.

1.1.2 Create complete communities consistent with the criteria in Objective 3.1 by adopting policies, developing regulations or pursuing strategies focusing on matters such as densification, mix of uses, diverse housing types and tenures and multi-modal transportation.

1.2 Improve Housing Affordability.

3.2.1 Provide for an adequate, accessible and diverse supply of affordable housing across the housing spectrum.