AGENDA

MAYOR'S STANDING COMMITTEE ON HOUSING AFFORDABILITY AND SUPPLY

Monday, March 3, 2020 at 8:30 a.m.
Saanich Municipal Hall, Committee Room No. 2

1. **Call to Order**

2. **Adoption of Minutes of Previous Meeting**
   - February 3, 2020

2. **New Business**

   A. Council Housing Strategy Terms of Reference

3. **Next Meeting – April 6, 2020**

4. **Adjournment**

ITEMS FOR FUTURE MEETINGS

- Staff update on options to increase housing supply and affordability within neighbourhoods.
- Maintaining Existing Rental Housing in Saanich.
- Performa.
- Discussion on evolving the Mayor's Standing Committee into a Task Force which would include external stakeholders.
- Discussion of current incentives scan for rental stock owners
- Six Month Update – Hiring of New Development Related Staff Positions (March)
- A Saanich Housing Strategy – Discussion Questions and Possible Resources
- DCC reduction policy

MINUTES
MAYOR'S STANDING COMMITTEE ON HOUSING
AFFORDABILITY AND SUPPLY
Saanich Municipal Hall, Committee Room No. 2
Monday, February 3, 2020 at 8:35 a.m.

Present: Mayor Haynes and Councillors de Vries, Mersereau and Plant

Staff: Sharon Hvozdanski, Director of Planning; Cameron Scott, Manager of Community
Planning; and Tara Da Silva, Senior Committee Clerk

CALL TO ORDER

Mayor Haynes called the meeting to order at 8:35 a.m.

ADOPTION OF MINUTES

**MOVED by Councillor Mersereau and Seconded by Councillor Plant: That the minutes of the
December 9, 2019 Mayor's Standing Committee on Housing Affordability and Supply meeting
be adopted."**

**MOVED by Councillor Mersereau and Seconded by Councillor Plant: That the second motion
on page 5 of the minutes of the December 9, 2019 Mayor's Standing Committee on Housing
Affordability and Supply meeting be amended to read "at the March meeting."**

CARRIED

The Motion was then PUT and CARRIED

MAIN MOTION AS AMENDED

**MOVED by Councillor Mersereau and Seconded by Councillor Plant: "That the minutes of
the December 9, 2019 Mayor's Standing Committee on Housing Affordability and Supply
meeting be adopted as amended."**

NEW BUSINESS

1. Communications Document – Pausing LAPs – to apply resources for Saanich-wide needs

MOTION

**MOVED by Councillor Plant and Seconded by Councillor Mersereau: "That the
Communications document 'What's happening with our Local Area Plans and housing:
Temporary pause on LAP updates to address Saanich-wide housing needs' be received
for information."**

CARRIED

2. Staff Update – Timing for the Terms of Reference for review of service efficiencies in the development permit process.

Director of Planning, stated:
- The goal is to have the TOR at the Committee March/April meeting.
- To expedite things, for example, if there are five easy things that we can deal with now, there's no need to delay them.
- It is a complex process and could be done as a series of phases; we have to mindful of other peoples' schedules as it's not only the Planning Department but also the Engineering and the Parks Departments.
- This is a 360-degree review, not just internal participants but there other stakeholders with which the consultant would be working. It is not an isolated review.
- Last term, Staff brought forward 12 recommendations of service efficiencies of which Council adopted 8. It was our commitment to Council that the items that were not actioned upon would be brought back, plus we have additional recommendations, those are the items that are taking a little bit longer. These will be brought back to Council in a report expected in March/April 2020.

MOTION

MOVED by Councillor Plant and Seconded by Councillor Mersereau: "That the Committee receive the verbal update regarding the Terms of Reference for the Mayor's Standing Committee on Affordable Housing and Supply from the Director of Planning for information; and that staff bring back to committee the Terms of Reference at the March meeting."

CARRIED

3. Briefing – Partnering with the Province to get supportive housing built quickly

Community members N. Chaland, M. Stocks, and T. Phelp Bonderoff presented and highlighted:
- The urgency for rental accommodation.
- As a landlord of a basement suite, when Ms. Stocks advertises, she receives 70 applications within the first 2 hours.
- Currently, all levels of government are interested in partnering to end homelessness. There are opportunities right now that are not being taken advantage of.
- Housing is a basic necessity of life; without it, it is increasingly difficult to recover from illness, gain employment and access resources.
- Use your voice, audience, and position at Saanich and the CRD to break through the inertia to bring back the urgency of homelessness.
- Approximately 3000-3200 residents are spending 50-80% of their income on housing.
- Shelters are over capacity; people are camping outside of shelters.
- The hidden homeless are regular, everyday people.
- Ms Chaland reached out to the Ministry of Family Affairs and discussed the Supportive Housing Fund. Many of these permanent projects are being built using modular construction, given the efficiency and speed.

MOTION

> **MOVED by Councillor Mersereau and Seconded by Councillor Plant: "That the Mayor's Standing Committee on Housing Affordability and Supply receive the delegation's verbal and written presentations."**

> **CARRIED**

Committee comments:
- The advocacy is appreciated.
- The presentation shows the vast range of options.

In response to questions from the committee, the Director of Planning stated:
- Saanich is currently working with BC Housing and the CRD on housing initiatives.

3. Housing Task Force

MOTION

> **MOVED by Councillor de Vries and Seconded by Councillor Mersereau: "That agenda item 2 D. Housing Task Force be moved to the end of the agenda."**

> **CARRIED**

4. Infill Policy – Including Cluster Housing – Environmental and Affordability and Limitations
The Director of Planning stated:
- Cluster zoning is currently option; however, you still need to meet the average lot size under the current zoning bylaws and local area plan policies. The other alternative is rezoning.
- A second look at cluster zoning is on the checklist when we are updating Local Area Plans.
- More discussion regarding infill and densification of neighbourhoods will be discussed at the March meeting.

Committee comments:
- Infill limitations need acknowledgment if we are going to be successful. If we want different results, we are going to have to approach this differently; gentle infill is not a viable option.
- Affordability of housing is on a continuum, including types of zoning.
- Central Saanich is in the process of passing an infill strategy; there might be some things for us to consider in our policy.

5. Tenant Assistance Policy
The Director of Planning stated:
- Goal is to not reinvent the wheel. As planners, we borrow from other municipalities all of the time. It is helpful for developers and residents when policies are a similar as possible between municipalities in the CRD, while still capturing the specific goals and objectives of our municipality.
- In the past, we have prepared projections for the undeveloped and underdeveloped sites with potential for (re)development.

Committee comments:
- Burnaby and Victoria have templates where the onus is on the rezoning applicant, which assures notice periods and compensation. Victoria's application requires existing tenants' first right of refusal on renovated units at a discounted rate. These kinds of policies allow tenants more rights if they have social circumstances.
- We need to bring forward rental stock and reach out to rental inventory to help them upgrade their existing stock to make them energy efficient.
- There is a current fear that there is nowhere for tenants to go during renovations.
- A different discussion needs to occur on rental housing to scan the incentives that currently exist.
- Protecting rental stock is an item we should have at the March/April meeting.

6. Saanich Housing/Demographics Conditions
The Manager of Community Planning presented and highlighted to the Committee:
- The areas covered are demographic profile, housing and household characteristics, population density, income groups and housing supply, and housing shelter spectrum.
- As per the 2016 census, of the 383,360 CRD residents, 114,148 are Saanich residents.
- Except for the 20-24 year age group, Saanich's population percentage aligns closely with the rest of the CRD.
- The top six most populated age brackets are 20-24, 25-29, 45-49, 50-54, 55-59, 60-64, and 65-69 years of age.
- Saanich's projected annual population rate of growth for 2019-2038 is 0.5-0.6% per year, which is approximately 700-800 residents per year. (Compared to the CRD's 0.9-1.2% and 4000-4300 respectively).
- The projected annual housing rate of growth for 2019-2038 is 0.6-0.7% per year, which is approximately 300-400 new units per year. (Compared to the CRD's 1.0-1.2% and 1500-2500 respectively).
- Like the CRD, a vast majority (70%) of Saanich's housing stock is single-family dwellings.
- The average household size is 2.4 people, with 37.3 % of households having children.
- Median household income is just over $77,000.
- Low-income households account for 12.3% of Saanich's population, compared to Victoria's 19.8% and the CRD's 13.3%.
- The most densely populated areas in Saanich are Tillicum, Saanich Core, Shelbourne and North Quadra Areas.
- The most aged construction areas (pre-1960s) are Tillicum, Saanich Core, Shelbourne and Cadboro Bay.
- The majority of households in Saanich fall within the low income group (16.1%), low to moderate income group (17.4%), and high income group (29.%).
- The housing supply for the low income group is 3.7%, the low to moderate income group is 1.0%, and the high income group is 69.6%.
- Census data shows that there is likely to be a significant shortfall of rental housing options affordable to very low, low and low-to-moderate households.

Comments from the Committee:
- With the trend of older rental stock, other municipalities are reaching their infrastructure limits, which may cause Saanich to have a surge in population.
- Hours spent commuting in traffic are not quality family time.
- Affordability of living and healthy lifestyle living are vital goals.
- Having daycare, healthcare facilities and the ability to live, play and work all in the same area will help decrease transportation costs.

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NEXT MEETING

March 2, 2020, 8:30 a.m. to 10:00 a.m., Committee Room No. 2

MOVED by Councillor Mersereau and Seconded by Councillor de Vries: "That the meeting be adjourned at 10:28 a.m.

CARRIED

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE SECRETARY