

AGENDA
MAYOR'S STANDING COMMITTEE ON HOUSING AFFORDABILITY AND SUPPLY
Monday, April 12, 2021 at 8:30 a.m.
Held electronically via MS Teams

Due to COVID-19 measures, Saanich is unable to accommodate the public for any Council, Committee of the Whole, Advisory, Board or Foundation meetings while maintaining the limits on large gatherings due to the Public Health Order.

As per the Order of the Minister of Public Safety and Solicitor General, Emergency Program Act, Ministerial Order No. M192, public attendance at the meeting is not required if it cannot be accommodated in accordance with the applicable requirements or recommendations under the Public Health Act.

To listen to this meeting via telephone please call 250-900-5640 and use phone conference ID 143 791 059#

1. CALL TO ORDER

2. ADOPTION OF MINUTES (attachment)

- October 5, 2020

3. NEW BUSINESS

- a. Cordova Bay Local Area Plan – March 8, 2021 referral from Council (P. Hartling)
- b. Six month update – hiring of new development related staff positions (S. Hvozanski)
- c. Infrastructure – discussion of principles (K. Harper)
- d. Secondary suites in new single family dwellings (N. Taylor)
- e. Dinner and learn (further topics)

4. ADJOURNMENT

ITEMS FOR FUTURE MEETINGS

- Staff update on options to increase housing supply & affordability within neighbourhoods.
- Update from the December 3, 2019 UDI Lunch: Exploring the Uncharted Territory of Residential Rental Tenure Zoning.
- Dinner & Learn: Proforma and Further approval delegations to staff.
- Speaker to present on topic of financing for housing.
- DCC reduction policy.
- Discussion of current incentives scan for rental stock owners.
- Discussion around existing OCP policies that support affordable housing
- Subdivision Bylaw Policy Review – Feb 8, 2021 referral from Council Discussion (June)

MINUTES
MAYOR'S STANDING COMMITTEE ON HOUSING
AFFORDABILITY AND SUPPLY
Saanich Municipal Hall, Committee Room No. 2
Monday, October 5, 2020 at 8:38 a.m.

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

Staff: Cameron Scott, Manager of Community Planning; and Megan MacDonald,
Committee Clerk

CALL TO ORDER

Mayor Haynes called the meeting to order at 8:38 a.m.

ADOPTION OF MINUTES

MOVED by Councillor Plant and Seconded by Councillor de Vries: That the minutes of the March 2, 2020 Mayor's Standing Committee on Housing Affordability and Supply meeting be adopted."

CARRIED

NEW BUSINESS

1. Update of items from incoming member, Councillor Harper

Councillor Harper stated:

- Projected growth within the region is not in line with the projected growth within the Capital Regional District (CRD), realistically the growth will likely be higher than projections.
- With greater densification and higher than expected growth, it may be useful to assess the policies and projections that are currently in place, and potentially recommend changes.
- There may be options to increase the efficiency and reduce the time of processing development applications by delegating certain applications to Staff. It may be worthwhile to have more information on what can be delegated and what other municipalities do.

During further discussions with committee members and staff, the following was noted:

- Saanich is currently exceeding growth projections in many ways, including garden suites and illegal basement suites. Trends show that the growth within Saanich and the CRD currently exceeds the supply available. Saanich should anticipate more growth than the current projections.
- The current growth projections relate to how much the region is expected to grow, they are not targets or the maximum amount.
- The request for proposal for consultant to provide the service delivery review is currently in progress with the finance department. The service delivery review aims to provide options to expedite the development review process.
- As the rate of growth increases, it is important to ensure that the development review process happens in a timely manner.

MOVED by Councillor Harper and Seconded by Councillor de Vries: "That the Staff provide a briefing note to the committee on items that are currently delegated to the Approving Officer and opportunities that may exist for items to be delegated to Staff in the future."

CARRIED

2. Recalibrating and assessing Standing Committee's role

Saanich has recently created the Housing Strategy Task Force (HSTF), which was formed to act as an advisory body to support the development of a Housing Strategy. Given the similar objectives between the Mayors Standing Committee on Housing Affordability and Supply (MSCHAS), and the HSTF, it is important to recalibrate the role of the MSCHAS to ensure work is not being duplicated. The following was noted:

- Some current agenda items would be addressed by the HSTF, and therefore should be removed from the MSCHAS purview. The current overlapping agenda items include:
 - C. Foreign home ownership in Saanich, BC and Canada
 - The HSTF includes a diverse group of industry specific professionals. The effects of foreign home ownership in Saanich, BC and Canada should be covered by the HSTF and will not be covered by MSCHAS.
 - D. Review of Service Efficiencies Draft Terms of Reference
 - This item was approved by Council and does not need to be reviewed.
 - E. Densification of neighbourhoods and options to increase supply
 - A report to Council regarding adding additional height to the RA zone, as well as a report on micro units are currently in progress. As these items are currently in progress with Staff and the HSTF, further work by the MSCHAS may be out of alignment or conflict with the existing work. It was determined this item will be handled by Staff and HSTF.
 - F. Maintaining and Protecting rental stock in Saanich
 - This item is being covered by the HSTF.
 - G. How staff are prioritizing the parallel initiatives and what challenges they are coming across
 - The HSTF has already covered this topic.
- It would be beneficial for Council to have more knowledge on land lift analysis, valuations, proforma and density bonuses to build a better understanding of potential tools available.
- The DCC Reduction topic and OPC Policies will both be covered by the HSTF.

T. Da Silva, Senior Committee Clerk entered the meeting at 9:26 a.m.

MOVED by Councillor Plant and Seconded by Councillor Mersereau: "That the Mayor's Standing Committee on Housing Affordability and Supply ask the Mayor to refer staff to arrange a diner and learn to cover the topics of proforma and further approvals delegation to Staff."

CARRIED

MOVED by Councillor Plant and Seconded by Councillor de Vries: "That the meetings of the Mayor's Standing Committee on Housing Affordability and Supply be updated to be held at the call of the Chair."

Committee discussion ensued with the following comments:

- Many items have been addressed by the task force or have involved motions of Council.
- The HSTF has identified many issues, and the committee is confident there will be positive results. The committee is pleased with the work that has been done so far.

CARRIED

ITEMS FOR FUTURE MEETINGS

- Proforma
- Further approval delegations to Staff

NEXT MEETING

At the call of the Chair

MOVED by Councillor Plant and Seconded by Councillor Harper: "That the meeting be adjourned at 9:38 a.m."

CARRIED

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY