

**MINUTES**  
**MAYOR'S STANDING COMMITTEE ON HOUSING AFFORDABILITY AND SUPPLY**

Via Microsoft Teams  
August 15, 2022 at 10:02 a.m.

Present: Councillor Zac de Vries (Chair); Mayor Fred Haynes; Councillor Karen Harper;  
Councillor Rebecca Mersereau

Staff: Sharon Hvozdzanski, Director of Planning; Cam Scott, Manager of Community  
Planning; Megan MacDonald, Senior Committee Clerk

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*\*The Territorial Acknowledgment and Inclusivity Statement was read\**

**ADOPTION OF MINUTES**

**MOVED by Mayor Haynes Seconded by Councillor Harper and: "That the minutes of the Mayor's Standing Committee on Housing Affordability and Supply meeting held July 4, 2022 be adopted."**

**CARRIED**

**DAYCARE AND ACCESSORY COMMERCIAL UNITS**

The Chair provided an overview of the potential for accessory commercial units within residential areas. Committee discussion ensued with the following comments:

- A licensed daycare is one use of an accessory commercial unit. Accessory dwellings could be looked at to provide a wider variety of uses that would promote walkable and more complete neighbourhoods.
- A shortage of daycare facilities has been a problem for the community. Since this need was identified, garden suites and accessory buildings have been approved in the region.
- Accessory buildings can be used for studios, kitchens, and hair dressing salons. Regular commercial space is too expensive and during COVID many staff worked from.
- Staff require guidance from Council to accelerate work in this area.
- A request was put forward for staff to reach out to colleagues in the study to find out what is happening on the peninsula. Saanich has encouraged applicants for large multi-family daycares to come forward for development. The committee requested that staff to please collect numbers on how many spaces are being created and what next steps might be.
- Economic activity is taking place with home-based business. Complaints about staffing and parking for home-based businesses has been on the increase. A bylaw change could be considered.
- While many people are going back to the office, it seems to be settling in at a 30% mark. This is changing the geography of consumers and where they are located during the day.
- Small scale retail may see success in residential areas and a change to the bylaw could be appropriate.
- Centers Corridors and Villages (CCV) zoning could make clear that this is possible so that this is no longer a bylaw issue.
- Changing zoning to permit business uses would be valuable. Some businesses are better suited to run in residential areas than others. The rest could be addressed through bylaws. The more multi-use an area is, the better for creating vibrant and sustainable communities.

- The CCV is a natural discussion as to what small tweaks could be made to the home-based business bylaws. When looking at creating nodes for small businesses, the market and what is available to fill these spaces needs to be considered.
- The Economic Development Officer has provided an update on economics in Saanich.

**MOVED by Mayor Haynes and Seconded by Councillor Harper: “That the Mayor’s Standing Committee on Housing Affordability and Supply recommend that Council direct the Economic Development Officer to provide an update on how best to take on an update to the home-based business bylaw.”**

**MOVED by Councillor Mersereau and Seconded by Mayor Haynes: “That the motion be amended to include “to support more complete neighbourhoods in alignment with the 15-minute city vision.”**

The motion as amended was **CARRIED**.

**Main Motion as amended:**

**“That the Mayor’s Standing Committee on Housing Affordability and Supply recommend that Council direct the Economic Development Officer to update Council on how Saanich can enable home-based business through updating our home-based business bylaw to support more complete neighbourhoods in alignment with the 15-minute city vision.”**

- This committee could consider recommending that council consider the viability of permitting accessory commercial units as a tool to support more complete communities in conjunction with the Quadra McKenzie Local Area Plan studies.
- In the neighborhoods a focus on home-based business or mini corridors could be explored.
- Larger scale commercial activity on corridors should be encouraged.
- Clarity for staff, neighbourhoods and the community is essential. Denser commercial mixed-use is a viable option.
- The target is neighbourhoods that are not currently serviced by businesses. Staff have been applying a lens of increasing commercial activity in key areas. The initial focus should be on commercial units on corridors, then accessory commercial units on secondary roads.
- The scope of what is being asked of staff needs to be considered. Adding too many pieces to the work we are trying to prioritize will make the process longer.

**MOVED by Councillor Mersereau and Seconded by Councillor Harper: “That the Mayor’s Standing Committee on Housing Affordability and Supply recommends that Council direct staff to explore the potential of accessory commercial units as a tool to support more home-based businesses and complete communities within the Urban Containment Boundary in conjunction with the review of home-based business regulations.”**

**CARRIED**

- Staff will report back on daycare spaces and next steps.

**ROUNDTABLE**

- The work of the committee and staff is appreciated.

**ADJOURNMENT**

The meeting was adjourned at 11:02 a.m. The committee will not meet in September unless there is an urgent need to do so.

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Councillor Zac de Vries, Chair

I hereby certify these Minutes are accurate.

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Committee Secretary