

AGENDA

MAYOR'S STANDING COMMITTEE ON HOUSING AFFORDABILITY AND SUPPLY

Monday, October 21, 2019 at 8:30 a.m.
Saanich Municipal Hall, Committee Room No. 1

1. **Call to Order**
2. **New Business**
 1. Memo from Councillor Mersereau – Potential Discussion Topics for the Committee
 2. Memo from Councillor Mersereau – A Saanich Housing Strategy: Discussion Questions and Possible Resources
3. **Next Meeting November 4, 2019 at 8:30 a.m.**
4. **Adjournment**



The Corporation of the District of Saanich

Memo

To: The Saanich Housing Affordability & Supply Committee
From: Rebecca Mersereau, Councillor
Date: October 15, 2019
Subject: Potential discussion topics for the HAS Committee

PURPOSE

Since the HSAC is a new standing committee and this Council's housing-related priorities are not yet expressed in an updated strategic plan or work plans, identifying possible topics of interest for discussion may help the Committee determine how best to focus time and attention.

This report is simply intended to share some ideas from one Committee member to help generate discussion with other Committee members, and with staff to help the Committee understand what initiatives may already be underway that are in the Committee's purview.

POTENTIAL TOPICS OF DISCUSSION

- Inclusionary zoning practices & policies
- Community amenity contribution practices & policies
- Options to increase delegated authority for development types/processes
- Policies/strategies to encourage or require social housing, rentals, family-friendly housing
- The role of community associations in development application reviews
- Public engagement techniques & approaches related to housing and land-use planning
- Population growth projections & housing type trends/forecasts
- Options to facilitate increases in height and density within designated zones
- Pre-zoning options (including purpose-built rental)
- Opportunities to develop relationships with housing providers
- Options to increase housing supply within existing single family landscape/footprints
- Options to achieve gentle infill (e.g. duplex/triple/quadplex allowances)
- Options to encourage amenities/services to facilitate more complete communities
- Options to encourage more on-campus housing and increase community support for off-campus student housing
- How to ensure Local Area Plans are enduring and/or adaptable to change
- Options to secure existing rental housing stock

Prepared by

A handwritten signature in black ink, appearing to read "Rebecca Mersereau". The signature is written in a cursive style and is positioned above a horizontal line.

Rebecca Mersereau
Councillor



The Corporation of the District of Saanich

Memo

To: The Saanich Housing Affordability & Supply Committee
From: Rebecca Mersereau, Councillor
Date: October 15, 2019
Subject: A Saanich Housing Strategy: Discussion questions & possible resources

PURPOSE

To help facilitate a discussion by the Committee about a Saanich Housing Strategy.

BACKGROUND

Some members of Council and this Committee have expressed interest in a Saanich Housing Strategy. Many municipalities comparable in size to Saanich have already developed housing strategies that can provide useful templates and lessons (see the resources selection below for notable examples). Given the prominence of housing challenges in the statistically significant survey undertaken of residents and businesses early in 2019, and the priority this Council has placed on housing, it is likely that a broad range of regulatory and policy actions will be pursued in the coming years to improve the affordability and supply of housing. Developing a Saanich-focused housing strategy provides an opportunity to collate, coordinate, and prioritize those actions to ensure the public and stakeholders have opportunities to be engaged in the process, and to ensure that the actions implemented will have meaningful impacts on housing needs.

DISCUSSION QUESTIONS

1. What would the objectives of a Saanich Housing Strategy be?

Note for consideration: a cursory review of other strategies suggests they mainly do 2 things: #1) describe housing needs and #2) identify actions to address housing needs. #1 will be covered off by the Housing Gaps & Needs Assessment being undertaken by the CRD on behalf of Saanich over the next year (pending a requested grant). #2 will partially be covered off by the third-party review of current planning services recently approved.

2. What is the best approach to develop it? (E.g. internal (led by staff), a task force of appointed community members & stakeholders, a qualified third party, the Housing Affordability & Supply Committee with support from staff)

3. What is a reasonable timeframe to develop it? (Consider the timing of dependent projects like the housing gaps & needs assessment)

4. What would be the next steps to move it forward?

RESOURCES THAT MAY BE USEFUL

1. **BC Government Development Approvals Process Review** (released Sept. 2019; a summation of ideas received from stakeholders on what local governments and the Province can do to support more efficient development approval processes): https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/dapr_2019_report.pdf
2. **CRD Regional Housing Affordability Strategy** (identifies region-wide housing objectives & goals (for CRD/province/municipal implementation) that align with the new Regional Growth Strategy; quite high level but includes useful information on the current situation & targets of housing by income types): https://www.crd.bc.ca/docs/default-source/crd-document-library/plans-reports/housing/2234-rhas_v20_pgs_sml.pdf?sfvrsn=61711cca_10
3. **City of Burnaby's Community Housing Taskforce & Strategy** (the strategy resulted from recommendations of the Mayor's Taskforce on Community Housing, which was convened for a 6 month period after the 2018 election. The Taskforce worked with Simon Fraser University's Centre for Dialogue to ensure the public engagement techniques resulted in representative (and unprecedented) input from community members.): https://www.burnaby.ca/About-Burnaby/News-and-Media/Newsroom/City-Launches-Housing-Strategy-to-Activate-Task-Force-Recommendations_s2_p7023.html

See also the Centre for Dialogue Public Engagement Toolkit for more information about the engagement techniques used: https://www.sfu.ca/content/dam/sfu/centre-for-dialogue/PDF/SFU_CFD_City-of-New-West-Public-Engagement_Toolkit_Web.pdf
4. **City of Victoria Affordable Housing Strategy – Phase 2 (2019-2024)** (the basis of the strategy is recommendations of the Mayor's 2015 Taskforce on Housing Affordability that were approved by Council; it was updated for alignment with this Council's Strategic Plan): https://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/Housing~Strategy/The%20Victoria%20Housing%20Strategy_Phase%20Two-revised-Aug7-Amanda-WEB.pdf
5. **Capital Region 2015 Housing Data Book & Gap Analysis** (this is the most current & relevant source of info on housing needs until the new Saanich-focused assessment is developed in 2020 by the CRD on behalf of Saanich): <https://www.crd.bc.ca/docs/default-source/regional-planning-pdf/capital-region-housing-data-book-and-gap-analysis-2015.pdf>
6. **Saanich's 2013 Population Projections, Trend, & Capacity Build-out Analysis Report** (this report is the basis for Saanich's current population projections & planning): https://www.saanich.ca/assets/Community/Documents/FINAL%20REPORT_Sept%2030%202013.pdf

Prepared by



Rebecca Mersereau

Councillor