

MINUTES
MAYOR'S STANDING COMMITTEE ON HOUSING AFFORDABILITY AND SUPPLY
Held online via Microsoft TEAMS
January 31, 2022 at 10:01 am

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

Staff: Sharon Hvozdanski, Director of Planning; Cameron Scott, Manager of Community
Planning; Silvia Exposito, Planner (Community Planning); and Austin Winters,
Committee Clerk

CALL TO ORDER

Councillor de Vries called the meeting to order at 10:01 a.m.

DRAFT CADBORO BAY LOCAL AREA PLAN

The Manager of Community Planning delivered a presentation on the Draft Cadboro Bay Local Area Plan (LAP). The following was noted during discussion with committee members:

- For those looking at developing secondary suites or garden suites the current storm water management plan could make it challenging as there is considerable cost associated with connecting to the municipal infrastructure.
- 80% of properties in Saanich are currently connected to municipal drainage infrastructure.
- It was inquired as to whether multistory properties were considered on Sinclair Road due to the potential impact of sea levels rising.
- The Draft LAP does look at adding some opportunities for low rise apartments of 3 to 4 stories or town houses along Sinclair Road.
- Questioning took place over how the potential roundabout being installed at the intersection of Cadboro Bay Road and Penrhyn Street would impact traffic.
- The roundabout would enhance safety as it would better integrate some of the cycling facilities and pedestrian cross walks, while also allowing for better traffic flow.
- There may be a need to increase the opportunity for high-rise buildings as it may not be economically viable for developers to build a maximum height of 4 story buildings along Sinclair Road.
- There was a concern that the Plan may preclude rental housing and specifically purpose built rental housing due to the building height restrictions.
- Due to the high land values in the Village Centre it makes rental properties very challenging, but permitting up to six story buildings could make it more economically viable.
- It was questioned as to the extent the University of Victoria was engaged in this process.
- UVic had representatives on the Draft LAP Advisory Committee to provide feedback on the LAP as well as property management staff from UVic provided an overview of what their future needs entail.
- Questioning took place over how meaningful, youth engagement and participation was throughout this LAP process.

- There was some workshops done at UVic to engage youth as well as some youth were enlisted as members on the Advisory Committee.
- An inquiry was made over how the Plan works towards a 50/50 split between ownership and rentals which is stated as a goal within the Housing Needs Report.
- To achieve a greater split of ownership and rental properties within the Draft LAP, Council will have to come back to staff with direction to go above the currently proposed height restrictions.
- If density and height restrictions are to be increased within the Draft Cadboro Bay LAP then the same changes may need to be examined for the Cordova Bay LAP.

MOVED by Councillor Mersereau, Seconded by Mayor Haynes “that the Mayor’s Standing Committee on Housing Affordability and Supply recommend to Council to direct staff to consider more opportunities to facilitate purpose built rental units in the Draft Cadboro Bay Local Area Plan including greater density along Sinclair Road and expanding the Village center boundary; and report back to the Committee.

CARRIED

ADJOURNMENT

MOVED by Councillor Mersereau and Seconded by Councillor Harper “That the meeting be adjourned at 11:17 a.m.”

CARRIED

Councillor Zac de Vries, Chair

I hereby certify these Minutes are accurate.

Austin Winters, Committee Secretary