

**MINUTES**  
**MAYOR'S STANDING COMMITTEE ON HOUSING AFFORDABILITY AND SUPPLY**  
**Via Microsoft Teams**  
**February 28, 2022**

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

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

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**CALL TO ORDER**

Councillor de Vries called the meeting to order at 8:30 a.m.

**MINUTES**

**MOVED by Councillor Mersereau and Councillor Harper: "That the minutes of the Mayor's Standing Committee on Housing Affordability and Supply meetings held January 10, 2022, and January 31, 2022 be adopted as circulated."**

**CARRIED**

**DRAFT CADBORO BAY LOCAL AREA PLAN (CONTINUATION)**

The Manager of Community Planning presented to the committee (PowerPoint on file). In response to the presentation, the following was noted:

- Land use is opening up to townhouse development in Cadboro Bay.
- Townhouses have been allowed to have suites; however, there are some challenges with the building code.
- It will be key to explicitly state in the legislation that suites are permitted in townhouses.
- Staff will have zoning updates to the committee in the next couple of months.
- Engineering storm drain requirements do not permit for garden suites in Queenswood and Ten Mile Point; this conflicts with the plan which states ditches are acceptable.
- The economic analysis is currently drafted and will be distributed to the committee once it's complete.
- The range of potential incomes is \$850 - \$1100 per square foot.
- Concerns were expressed regarding elitism and the exclusion of certain demographics in the draft plan.
- Rental tenure zoning could help reduce rental costs.
- Lower income groups would not realistically be able to afford a rental in the Cadboro Bay area without subsidization.
- The broader CAC (Community Amenity Contributions) program, which is currently being developed, looks at areas across Saanich for more inclusionary housing.
- Staff have explored land use options in different areas in an attempt to increase density and encourage purpose built rentals. The Village area was consistent throughout these discussions. The community expressed concerns regarding the impact of taller buildings on the overall "feel" of the village.

- Purpose built rentals can be encouraged but may not necessarily have an affordability component.
- In general, local area plans should be more outcome based rather than prescriptive.
- Three storey walk-up housing format should be seriously considered.
- Consideration should be given to reduced parking requirements for rentals in the Cadboro Bay village given the proximity to services and UVic.
- The plan should explore moving up Sinclair Road and Hobbs Street in order to increase opportunities.
- Up until around 2000, Cadboro Bay was a middle class area.
- It was suggested that staff overlay with the housing strategy to provide additional options and improve viability of certain housing formats.
- A Missing Middle Housing study will be conducted for the Cadboro Bay area. Staff may amend the local area plan to implement findings from the study.
- Concerns were expressed regarding Local Area Plans not appropriately reflecting density needs in communities, and implications involved in amending the plans.
- Revisions based on the feedback received from the committee are significant and will take multiple months to implement changes in the plan.

**MOVED by Councillor Harper and Seconded by Mayor Haynes: “That the Mayor’s Standing Committee on Housing Affordability and Supply request Staff to bring back proposals to Council for purpose built rentals in the Cadboro Bay Local Area Plan.”**

**CARRIED**

**MOVED by Councillor Mersereau and Seconded by Mayor Haynes: “That the Mayor’s Standing Committee on Housing Affordability and Supply request Staff to report back to Council with options and implications for expanding the geography of the core designation of the plan to Hobbs Street and along Sinclair Road to increase the range of incomes that will be accommodated by future rental and market strata housing.”**

**CARRIED**

**ADJOURNMENT**

**MOVED by Councillor Harper and Seconded by Mayor Haynes: “That the meeting be adjourned at 10:00 a.m.”**

**CARRIED**

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Councillor Zac de Vries, Chair

I hereby certify these Minutes are accurate.

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Committee Secretary