

MINUTES
MAYOR'S STANDING COMMITTEE ON HOUSING AFFORDABILITY AND SUPPLY

Saanich Municipal Hall, Council Chambers

Via Microsoft Teams

June 20, 2022 at 10:03 a.m.

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

Staff: Sharon Hvozdanski, Director of Planning; Cameron Scott, Manager of Community Planning; Pam Hartling, Housing Planning and Policy Manager; Amber Walker, Community Planner; Nancy Chaggar, Senior Committee Clerk

Regrets: Councillor Rebecca Mersereau

The Territorial Acknowledgment and Inclusivity Statement was read

ADOPTION OF MINUTES

MOVED by Mayor Haynes and Seconded by Councillor Harper: "That the minutes of the Mayor's Standing Committee on Housing Affordability and Supply meeting held May 9, 2022 be adopted."

CARRIED

STRATEGIC OFFICIAL COMMUNITY PLAN (OCP) UPDATE

The Project Manager for the Official Community Plan Update/Community Planner, and the Manager of Community Planning presented on the land use framework to incorporate emerging policy priorities as defined in the Terms of Reference of the Strategic Official Community Plan update (presentation on file). The intention of this presentation is to get direction and feedback from this Committee in the preliminary stages of this project on the following areas: residential infill in neighbourhoods; clarifying conceptual boundaries; corridor designation; parks and walkability.

The following discussions ensued in response to the presentation:

- Lot size is a factor that is considered when looking at increasing density and is one of the major determinants for garden suites.
- Larger lots are not always located in accessible areas.
- Missing middle housing is about creating more types of housing, and not solely in proximity to transit systems.
- Areas with big lots should be considered for greater density.
- The intent of this policy is to clarify where different types of uses are appropriate.
- The policy is still under development with the principle that centres, corridors, and villages are the apex of density.
- The missing middle housing study will provide an opportunity to explore some of the issues related to infill in greater detail.
- The scope of this project is relatively narrow; however, staff are open to ideas on implementing policy for commercial space in relation to trends of people working from home and having a low carbon footprint lifestyle.

- The outcomes of this OCP update should provide a policy framework that supports a housing market that can serve a broader range of incomes.
- The disconnect between housing prices and incomes has become more pronounced, and a greater focus for staff.
- Staff may look at criteria for current and future conditions of transit and cycling networks.
- There is a need to have greater height along centres, corridors, and villages in conjunction with missing middle housing.
- Matters such as Airbnb and home-based businesses are outside of this project's scope and may be identified in other policies and strategies such as the area planning level.
- Conceptual boundaries must be drawn for identifying properties within the designation of increasing density.
- Through the area planning process, staff can look at the conditions on the ground and tailor boundaries accordingly.
- The primary rationale for the 500 m radius is based on the idea that it's a five-minute walking distance to access a centre with services.
- The original circumferences of 500 m for centres and 250 m for villages are intended as conceptual placeholders.

Mayor Haynes exited the meeting at 11:00 a.m.

- The radii used for boundaries should be flexible.
- This discussion will continue at the next meeting.
- A copy of the presentation will be provided to the Committee.

ADJOURNMENT

The meeting was adjourned at 11:09 a.m. The next meeting is scheduled for July 4, 2022.

Councillor Zac de Vries, Chair

I hereby certify these Minutes are accurate.

Committee Secretary