

**MINUTES**  
**PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**  
Held at Saanich Municipal Hall, Committee Room No. 2  
**May 12, 2016 at 4:30 p.m.**

Present: Councillor Fred Haynes (Chair), Suzanne Bartel, Bill Mumford, Travis Lee, John Schmuck, Andrea Mercer, Peter Rantucci

Staff: Sgt. Andy Stuart, Saanich Police; Tania Douglas, Senior Committee Clerk

Regrets: Stuart Chalmers, Travis Lee, Scott Hindle

Guests: John Reilly, Manager of Housing, Capital Regional District  
Bill Graham and Gerd Braune, Saanich-South Working Group on Affordable Housing

---

**MINUTES**

**MOVED by J. Schmuck and Seconded by B. Mumford: "That the Minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held April 14, 2016, be adopted."**

**CARRIED**

**CAPITAL REGIONAL DISTRICT HOUSING PRESENTATION**

John Reilley presented information about the Capital Regional Hospital District (CRHD) and Capital Regional Housing Corporation (CRHC) and the Housing Planning and Programs, which is under the CRD Planning and Protective Services umbrella. The following points were noted:

- The CRHD provides residential and dementia care services, health designated facilities for persons with mental illness or addiction, and provides grant funding to the Greater Victoria Coalition to End Homelessness.
- Regional Housing gets its legal authority from the Land Banking and Housing (1974) and acquire land to develop housing.
- Housing costs about \$36,000 per year.
- Shelter usage is going up slowly each year. The majority of homeless people here (about 72%) are from BC or Vancouver Island. Most people have been employed and have ended up homeless due to economic circumstances. 10% of these people are under 18 years old and considered youth at risk.
- The CRHC has 45 communities in seven municipalities, with a total of 1,286 units of social housing. About 70% of these units have subsidy agreements. This does not mean that the remaining 30% of units are paying full market value; many are not.
- Stats show that 50% of social housing is used by seniors, 32% by families, 11% by homeless people and, 7% by special needs people.
- A history of development and of housing supply programs was given.
- Many operating agreements are expiring soon and there is concern that subsidies will disappear. Mortgages on the buildings are paid for but now the buildings require upgrades; funding is needed for this.
- The five strategies of the Regional Housing First Strategy were given, along with next steps.
- Statistics on homelessness in the Capital Region was given. Outreach programs, e.g. "Streets to Homes" operated by Pacifica Housing, gets people in housing first and support services are given after; this is a more successful model.
- There is a big housing shortage; secondary suites have helped greatly with housing needs, and a lack of supply in 3+ bedroom units is a worry. There is a very low vacancy rate (less than 1%) in the region.
- Almost 25% of renters in Saanich pay more than 50% of their income on housing.

- There is a challenge in finding a place where the community will accept struggling people. There are many different people with different housing needs.

\*\*\* J. Schmuck left the meeting at 6:00 p.m. \*\*\*

Sgt. Stuart responded to questions of the committee and he noted that:

- There are no shelters in Saanich except for the Native Friendship Centre during emergency weather.
- From a Police perspective there are two groups of homeless people; one group has no desire for housing/shelter and the second group travels between Victoria and Saanich, as there are no services in Saanich for the homeless.
- Police are trying to educate other police and residents about homeless. They cannot move people off private property without owner's consent. Sometimes complaints come in asking people to be moved off property when they are not doing anything illegal or harmful.
- There seems to be resistance from residents when it comes to offering lower income housing in the municipality.
- Police and Parks work together to keep the parks clean and to discourage mess left by the homeless.

Mr. Reilly was thanked for his presentation.

## **AFFORDABLE HOUSING**

Bill Graham and Gerd Braune, Saanich-South Affordable Housing Working Group, were present to discuss the possibility of having a mix of affordable housing units for working people who fall in the housing gap, who work in Saanich but cannot afford to live here. A discussion occurred and the following comments were noted:

- The Cordova Bay area is good for seniors/families and offers good transportation. Having more good people living here would enhance the area.
- There is general community support for this idea and the Community Association is on also on board. Support from Council is needed as well as support in finding a developer that could acquire property for this initiative.
- They are interested in a property where the owners have not shown much interest in to this point. The leases are due next year for the commercial operators so this may be a good time to approach the owners.
- The plan would be to develop the property to have businesses below and residential units above. They need a buyer and community support.
- It was suggested that the owners of the property mentioned are reluctant to sell, and because of the area, the property would be very expensive.
- Developers are often reluctant to partner with BC Housing on housing projects.
- A suggestion was made to first build a smaller project with maybe four units to see how well it works before replicating.

Mr. Graham and Mr. Braune were thanked for their presentation.

## **ADJOURNMENT**

The meeting adjourned at 6:30 p.m. The next meeting is Thursday, June 9, 2016.

---

Councillor Haynes, Chair

I hereby certify these Minutes are accurate.

---

Committee Secretary