

MINUTES
PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Held at Saanich Municipal Hall, Committee Room No. 2
September 8, 2016 at 4:30 p.m.

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

Staff: Shari Holmes-Saltzman, Senior Planner; Elizabeth van den Hengel, Committee Clerk

Guests: Casey Edge, Victoria Residential Builders Association; Greg Grey, Victoria Residential Builders Association

MINUTES

MOVED by S. Bartel and Seconded by B. Mumford: “That the Minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held June 9, 2016, be adopted.”

CARRIED

UPTOWN DOUGLAS CORRIDOR UPDATE

The Senior Planner provided an update on the Uptown Douglas Corridor Plan and the highlights are noted:

- Planning is currently completing Phase 2 and are starting on Phase 3 of the Uptown Douglas Corridor Plan.
- 322 respondents were recorded on the on-line survey. To date approximately 600-700 respondents have participated in community consultation.
- Not all respondents are citizens of Saanich.
- Planning will continue to update PTED Committee with the progress of the Uptown Douglas Corridor Plan.

STRETCH CODES AND IMPACTS ON AFFORDABILITY OF HOMES UNDER 2000 SQ/FT

C. Edge, Victoria Residential Builders Association, gave the Committee an overview of stretch codes and their impacts on housing affordability of homes under 2000 sq/ft. The following comments were noted:

- The Province does not have province-wide capacity to train and educate builders how to meet the targets in the stretch codes.
- There are currently no guidelines for performance testing of homes to be constructed using the stretch codes.
- How will municipalities deal with envelope failures?
- The driver for stretch codes are the federal and provincial governments who do not have a full understanding of the building and construction markets, attempting to secure green credits.
- Why are municipalities requiring building standards that are higher than the base building code?
- Failure in the marketplace can occur when an overleap in technology occurs. The stretch codes will likely cause this sort of overleap. Dockside green is an example of technology overleap.
- Question as to why make the stretch codes mandatory when the building community will have difficulty meeting the requirements.
- Significantly more GHG savings can be realized by retro fitting older less energy efficient

- homes than by squeezing an extra two air exchanges per hour out of new homes.
- Renovation tax credit programs are the key to public buy in to the retrofitting of the older housing stock.
 - Renovation tax credit can be implemented at the municipal level based on property tax rates. Brandon, Manitoba has had great success with a renovation tax credit municipal run program.
 - Higher mill rates for older homes that have not been renovated. The municipality can target an age of housing stock and reduce the mill rate by 1-2% to encourage retrofitting.
 - In the past 5 years there have been few homes constructed in Saanich under 2000 sq/ft.

The Committee thanked the speaker for the informative presentation.

ADJOURNMENT

The meeting adjourned at 6:30 p.m. The next meeting is Thursday, October 13, 2016.

Councillor Haynes, Chair

I hereby certify these Minutes are accurate.

Committee Secretary