

MINUTES
PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Held at Saanich Municipal Hall, Committee Room No. 2
November 10, 2016 at 4:30 p.m.

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

Staff: Catherine Mohoruk, Manager of Transportation and Development; Troy McKay, Engineering Technologist; Elizabeth van den Hengel, Committee Clerk

Regrets: Andrea Mercer

Guests: Stephanie Jones, Living Tiny on Vancouver Island: Vic Derman, Saanich Councillor

MINUTES

MOVED by S. Chalmers and Seconded by B. Mumford: “That the Minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held October 13, 2016, be adopted.”

CARRIED

LIVING TINY ON VANCOUVER ISLAND

The Chair introduced Ms. Stephanie Jones, Living Tiny on Vancouver Island. Ms. Jones presented the Committee with information on the Tiny House movement and the highlights are noted:

- There is a need for alternative housing options in Saanich.
- Saanich allows for secondary suites in some areas to help homeowners with mortgage payments and homeownership expenses. A tiny home could be placed on existing lots as a secondary suite/dwelling.
- A tiny home defined by the Living Tiny on Vancouver Island is a home 500 square feet or under, either on wheels or a poured foundation with off grid capabilities.
- Tiny homes allow for smaller carbon footprint and reduced energy consumption which is a positive for the environment.

Committee discussion occurred and the following was noted:

- Tiny homes on wheels can have the wheels camouflaged with skirting.
- On street parking impacts associated with potential tiny home use as a secondary dwellings should be considered.
- The tiny home option likely has a place but must be carefully considered as part of an overall densification plan.
- Tiny home communities should be located close to services and the downtown core to allow for transit and active transportation options.
- Building standards for tiny homes need to be developed.
- Composting toilets are currently under review from Vancouver Island Health Authority.

- A tiny home is a financially sound way to add additional living space within Saanich.
- There are currently no land use plans for 500-600 square foot homes.

MOTION: **Moved by J. Schmuck and Seconded by S. Hindle: “That the Planning, Transportation and Economic Development Advisory Committee requests that the issue of tiny homes in Saanich be forwarded to Planning for consideration and incorporated into the study on secondary suites in Saanich.”**

CARRIED

Committee discussion continued onto the issue of short term rentals in Saanich and the following was noted:

- Currently there is no regulation or policy in place at Saanich to address growing short-term rental activity in Saanich.
- Short-term rentals do impact neighbourhoods with issues such as parking.

MOTION: **Moved by T. Lee and Seconded by J. Schmuck: “That the Planning, Transportation and Economic Development Advisory Committee requests that Council ask staff to study and review the management of short-term rentals within Saanich.”**

CARRIED

ACTIVE TRANSPORTATION

The Engineering Technologist provided the committee with an update of the Active Transportation Plan.

OPTIMIZING THE PEDESTRIAN AND DRIVING EXPERIENCE ON BLANSHARD STREET

Councillor Fred Haynes discussed a report with the Committee on the potential to close the left incoming lane on Blanshard Street and Vic Derman presented the Committee with technical information on optimizing the active transportation and driving experience on Blanshard Street. The following was noted:

- The lane closure would not require a large amount of money to accomplish.
- The lane is mainly used as an access for the commercial space.
- Closing the lane would be a crucial step in traffic calming in this area.
- Mid-block crossing is needed as utilizing existing crosswalks makes the journey very long-close to 1 km.
- The primary change would be to close portions of the left lane next to “Save On Foods’ shopping centre.
- The closed lane would become a left turn lane only for traffic approaching Ravine Way and would be closed to traffic on the “Save On” side of the Blanshard/Ravine Way intersection.
- The proposed lane closure would continue to allow existing entrances and exits to serve the shopping centre.
- Closing the lane in this location would allow for a number of improvements including:
 - Large area would be made available for additional landscaping and potential active transportation amenities.
 - The streetscape would soften which would be a natural progression from a highway to an urban street.
 - Vehicles could exit more safely from Save On centre as they could enter Blanchard without facing a through lane of quickly moving vehicles.

- The changes suggested are consistent with the Vernon Avenue changes that have been suggested by the Nigel Valley Project.
- As such the proposed changes are timely and could allow for the ministry to consider changes to Blanshard Street and Vernon Avenue in tandem.

MOTION: **Moved by T. Lee and Seconded by S. Hindle: “That the Planning, Transportation and Economic Development Advisory Committee recommends Council support the closure of one lane on Blanshard Street as identified in the report from Councillors Fred Haynes and Vic Derman to help improve the active transportation experience through this area.”**

CARRIED

FLAG POLICY

The Chair and the Committee discussed flags at the Municipal hall. The following was noted:

- Currently Saanich does not have a policy on flag flying.
- Suggestion that flag requests be made at the appropriate advisory committee for consideration.
- Staff could create a flag use policy.

INCREASING HOUSING STOCK IN SAANICH

The Chair and the Committee discussed increasing housing stock in Saanich. The following was noted:

- Laneway homes for seniors, medically assisted living-University of Calgary pilot study.
- Garden suites could be an efficient way to increase housing stock in Saanich

MOTION: **Moved by S. Chalmers and Seconded by B. Mumford: “That the Planning, Transportation and Economic Development Advisory Committee recommends that staff include the discussion on garden suites and laneway housing be included in the land use planning discussions.”**

CARRIED

ADJOURNMENT

The meeting adjourned at 6:30 p.m. The next meeting is Thursday, January 12, 2017.

Councillor Haynes, Chair

I hereby certify these Minutes are accurate.

Committee Secretary