

AGENDA

HOUSING AFFORDABILITY STANDING COMMITTEE

To be held in Committee Room 2
Monday November 10th, 2025 from 10:30 am to 12:30 pm

The District of Saanich lies within the territories of the lək'wəŋən peoples represented by the Songhees and Esquimalt Nations and the WSÁNEĆ peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum and Malahat Nations.

We are committed to celebrating the rich diversity of people in our community. We are guided by the principle that embracing diversity enriches the lives of all people. We all share the responsibility for creating an equitable and inclusive community and for addressing discrimination in all forms.

1. CHAIR'S REMARKS

2. ADOPTION OF MINUTES

- May 26, 2025

3. OVERVIEW OF NON-MARKET RENTAL UNITS

- Thomas Kempster, Planner – Housing

4. PRIORITIES FOR PHASE 2 AND PHASE 3 ACTIONS IN THE HOUSING STRATEGY

- Carley Friesen, Senior Planner – Housing



Non-Market Housing Development Update

November 10, 2025



Non-Market Housing Development by the Numbers

- The District of Saanich's second year-end Housing Target Report was presented to Council on October 27th, 2025.
- Non-market units represent half of all units approved at the DP stage in the past year

Development Permits (Units) Issued by Housing Type			
Reporting Period	Market Housing	Non-Market Housing	Total
Oct. 2023 – Sep. 2024	192	119	311
Oct. 2024 – Sep. 2025	325	314	639

Source: Housing Target Progress Report 2025

Non-Market Housing Development by the Numbers

- The District of Saanich's second year-end Housing Target Report was presented to Council on October 27th, 2025.
- The latest reporting period (Oct '24~Sep '25) saw an almost tripling of non-market housing units approved for Development Permits

Non-Market Units Issued by Permit Type			
Reporting Period	Development Permit	Building Permit	Occupancy Permit
Oct. 2023 – Sep. 2024	119	12	97
Oct. 2024 – Sep. 2025	314	0	59

Source: Housing Target Progress Report 2025

Developing Partnerships through Supports for NM Housing

- Strategic supports for non-market housing have led to greater partnership opportunities with the non-profit housing sector:
 - Rapid Deployment Program (Jul 2024)
 - Dedicated non-market housing resource (Nov 2024)
 - Saanich Affordable Housing Reserve Fund (Jul 2024)
 - Priority policy for Non-Market Housing (Mar 2024)
 - Financial exemptions, reductions, and flexibility
 - Other process and regulation updates (parking, housing agreements)
- The District of Saanich was awarded the PIBC 2025 *Award for Excellence in Planning Practice (Silver)* for its suite of non-market housing supports.



Saanich's Rapid Deployment Program is 1 Year Old

- Rapid Deployment Program was passed by Council in July 2024
- 2 projects so far have been issued DPs through Rapid Deployment
 - 1 active application
 - 5+ pre-applications/inquiries
- Dramatically reduces risk and timelines for Development Permit approval
 - Multi-year rezoning → 8-month DP
- Positive feedback from sector

BC Housing Plays a Key Role in Non-Market Delivery

Community Housing Fund



- Almost all active and incoming non-market projects rely on *BC Housing* funding
- \$3.3 billion dollar fund started in 2018, set to complete in 2032
- Projects receive capital funding and ongoing subsidies
- Highly competitive – District's support improves odds of success
- Providers sign agreements with BC Housing and are also subject to various design requirements
- *CHF* projects are 30% market rate (income-tested), 50% rent-geared-to-income, 20% deep subsidy

Build Canada Homes is in Early Stages

- \$13B commitment aims to build affordable housing at scale using public land and financial incentives.
- First wave of investments has been announced:
 - *Direct Build* initiative – six projects on Canada Lands Company sites
 - Launch of *Canada Rental Protection Fund*
 - Construction of transitional and supportive housing
 - *Nunavut Housing Corporation* project
- No defined role yet for municipalities



Community Living Victoria – 3861 Cedar Hill Cross Rd.

- Mixed-institutional redevelopment applying under BC Housing CHF
- Appeared before Council in September regarding heritage status
- Proposed renovation/expansion of programming space
- Expected to proceed under Rapid Deployment Program

Current Stage	Preapplication
Estimated Units	60



Capital Region Housing Corporation – 898 Sevenoaks Rd.

- Redevelopment of existing CRHC site with 14 townhomes
- Funded through BC Housing *Community Housing Fund*
- 48% family-sized units (2/3 bdrm)
- Proceeding under Rapid Deployment Program



Current Stage	Development Permit
Estimated Units	134

Metis Nation BC – 3656 Raymond St. South

- Mixed-institutional redevelopment funded through BC Housing *Indigenous Housing Fund* (IHF)
- Serving Indigenous populations with Metis Nation operated childcare
- Proceeding under standard rezoning process

Current Stage	Development Permit/Rezoning
Estimated Units	55



Aboriginal Land Trust – 81 Cadillac Ave.

- 6-storey residential development in Uptown Core area
- Funded through BC Housing IHF, serving Indigenous population
- First project to proceed fully through Rapid Deployment Program

Current Stage	Building Permit
Estimated Units	104



Several Projects are at Building Permit/Under Construction

- Several projects are currently in advanced stages of Building Permit review or under construction:
 - Nellie McClung Library
 - Luther Court Intergeneration Housing project
 - Greater Victoria Housing Society (Nigel Valley)
- Saanich Affordable Housing Reserve Fund also gives insight into preapplication projects:
 - GVHS Sutcliffe
 - St. Vincent de Paul
 - Anglican Diocese
 - CRHC



Summary

- 433 units of non-market housing approved at DP since September 2023 (46% of approved units)
- Staff expect these units to move through BP in the coming year(s)
- Several active applications not captured in HTO Report (Active DPs, Preapps)
- Incoming applications reliant on BC Housing grants
- Non-Market Supports including Saanich Affordable Housing Reserve Fund, Rapid Deployment Program, DCC reductions, and dedicated resources have significant positive impact on relationship-building and development potential for local providers





Thank you!





Saanich Housing Strategy: Priorities 2026-2028

10 November 2025

**Carley Friesen
Senior Planner, Housing**



Overview of Presentation

1. Saanich Housing Strategy accomplishments
2. Housing context
3. Why review the Housing Strategy?
4. Principles and Focus Areas
5. Proposed Priorities from 2026-2028
6. Monitoring and Reporting
7. Next Steps



Big, Bold Action!

Many **significant** Saanich Housing Strategy **accomplishments across the District:**

- Housing Division staffed
- Annual progress reporting
- OCP Housing policy
- SSMUH zoning
- Housing Target Order reporting
- Rapid Deployment of Non-Market Housing
- Strategic Supports to Non-Market Housing
- Development Approval Process improvements
- Updated Housing Needs Report
- Extreme weather shelter spaces
- Successful \$15 million HAF application
- Data capture and reporting improvements
- Residential parking reductions



The Context Has Changed



Reviewing and Prioritizing

Why review the Housing Strategy?

- Top 12 and Phase 1 actions are complete, underway, or ongoing
- Time to look at Phase 2 and Phase 3 actions
- New context – legislation, funding programs, construction costs
- New priorities have emerged
- Action 7.1C – Review the Housing Strategy following HNR updates to ensure the Strategy remains relevant

Phase	Priority Level	Timeline for Implementation
Top 12 Actions	Immediate	2021 to 2023
Phase 1	High	2021 to 2025
Phase 2	Medium	2025 to 2028
Phase 3	Low	2028 and beyond



Timing of Key Housing Initiatives

Priorities 2026 to 2028

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Saanich Housing Strategy									
Housing Strat Top 12									
		Housing Strat Phase 1							
					Housing Strat Phase 2		Housing Strat Phase 3		
			Housing Accelerator Fund						
		Housing Target Order							
			Housing Needs Report	OCP/Zone/HNR Alignment				Housing Needs Report	OCP/Zone/HNR Alignment

Principles and Focus Areas

Guiding Principles

- Equity, Diversity, and Inclusion
- Resilience and Innovation
- Environmental, Economic, and Social Sustainability
- Responsiveness
- Well-Being and Security
- Partnerships and Relationship Building

Focus Areas

- 1 Increase affordable and supportive housing
- 2 Promote and protect rental housing
- 3 Support housing diversity and increase supply
- 4 Reduce barriers to housing development
- 5 Strengthen partnerships
- 6 Enhance community engagement
- 7 Understand housing demand and address land speculation



Focus Area 1: Increase Affordable and Supportive Housing

	ACTIONS	HS REFERENCE	TIMELINE
1.1	Support alternative forms of tenure and affordable homeownership Support innovative models of tenure or homeownership (e.g., community land trust, co-operative housing, limited-equity model, non-profit homeownership) that provide affordable alternatives to market housing.	HS 1.3 A	2026
1.2	Monitor Rapid Deployment implementation Continue to monitor the implementation of the Rapid Deployment program. Conduct a 2-year review and make necessary changes.	HS 1.2 A	2026
1.3	Advocate for affordable housing on surplus lands Advocate to senior government and work with community partners to promote non-market housing development on surplus institutional, faith-based, and senior government-owned lands.	HS 5.1 A	2027
1.4	Explore role in non-market housing delivery Explore additional opportunities for the District to be involved in the delivery of non-market housing, for example, exploring opportunities to build capacity in the non-profit sector, or partnering to pilot unique models of non-market housing delivery.	H.S. 1.1 C, 1.1 D, 4.6 C	2028



Focus Area 1: Increase Affordable and Supportive Housing cont.

	ONGOING ACTIONS	HS REFERENCE	TIMELINE
1.5	Prioritize the development of non-profit housing Continue to prioritize the non-profit housing sector as the primary pathway for securing long-term affordable and supportive housing in Saanich through strategic supports such as a dedicated planning resource, priority reviews, pre-zoning, grants, and tax exemptions.	HS 1.2 A	Ongoing
1.6	Investigate non-market housing development opportunities on Saanich-owned land Continue to consider and explore non-market and supportive housing opportunities for surplus or under-utilized Saanich-owned land, prioritizing housing that addresses groups disproportionately represented in Core Housing Need.	HS 1.1 A, 1.1 B	Ongoing
1.7	Collaborate with community social agencies Collaborate with community social agencies such as Greater Victoria Local Immigration Partnership, Victoria Native Friendship Centre, and Social Planning Council and support their efforts to provide housing and assistance to vulnerable populations.	HS 1.2 C, 2.4 B	Ongoing
1.8	Co-locate affordable housing with community facilities Investigate opportunities to co-locate non-market housing as Saanich facilities are redeveloped.	HS 1.1 B	Ongoing
1.9	Use Saanich Affordable Housing Reserve Fund to support new non-market housing Continue to offer grants under the SAHRF policy and evaluate the future and inputs to the fund.	HS 1.2 A	Ongoing



Focus Area 2: Promote and Protect Rental Housing

	ACTIONS	HS REFERENCE	TIMELINE
2.1	Continue to protect tenants Transition the Tenant Assistance Policy to a Tenant Protection Bylaw and monitor the implementation. Conduct a 2-year review and make necessary changes.	HS 2.3 B	2027
	ONGOING ACTIONS	HS REFERENCE	TIMELINE
2.2	Support and incentivize secure purpose-built rental Continue to prioritize new secure purpose built rental housing, through measures such as OCP policy support and CAC exemptions.	HS 2.2 A	Ongoing
2.3	Retention of affordable purpose-built rental Support the retention of older, affordable market rental buildings through policy, and supporting the acquisition of PBRs by CLTs and non-profits such as with rental protection funds.	HS 2.3 A	Ongoing
2.4	Plan for purpose-built rental Through detailed community planning work, provide a land use framework that will support viable, purpose-built rental.	HS 3.3 B, HS 4.4 D	Ongoing
2.5	Monitor the market conditions for rental housing Continue to monitor rental market conditions and rental financing and funding programs from senior levels of government. Align Saanich's direction as necessary.	HS 2.2 B, 7.1 A	Ongoing



Focus Area 3: Support Housing Diversity and Increase Supply

	ACTIONS	HS REFERENCE	TIMELINE
3.1	Undertake family friendly housing policy Develop policies, regulations, guidelines and other tools to ensure multi-family buildings are family friendly, senior friendly, and livable.	HS 3.2 A, 1.2 C, 3.2 B	2026
3.2	Monitor the implementation of SSMUH Continue to monitor the implementation of SSMUH for unintended impacts and revise the zoning bylaw as necessary. • Conduct a two-year review of regulations in 2026/2027 • Consider the use of design catalogues and other tools to influence design through zoning	HS 3.1 F, 3.1 E	2026
3.3	Complete CCV and Neighbourhood Planning Continue Centre, Corridor, and Village planning, undertake Secondary Corridors and Hubs planning to provide capacity for latent demand, future housing need, and diversity of housing supply.	HS 3.3 A, 3.3 B, 3.3 F, 1.4 B	2028



Focus Area 3: Support Housing Diversity and Increase Supply cont.

	ONGOING ACTIONS	HS REFERENCE	TIMELINE
3.4	Support student housing with post-secondary institutions Engage with post-secondary institutions to support on-campus student housing. Explore a university district that would concentrate supportive uses including housing and employment.	HS 3.3 E	Ongoing
3.5	Housing Target Order Continue to monitor housing progress through permits issued at all stage of the development process and maintain reporting to the Provincial government on Housing Target Order.		Ongoing
3.6	Housing Accelerator Fund Continue to monitor HAF commitments and progress and maintain reporting to the Federal government.		Ongoing



Focus Area 4: Reduce Barriers to Housing Development

	ACTIONS	HS REFERENCE	TIMELINE
4.1	Advance housing equity in the Zoning Bylaw During the Zoning Bylaw modernization, review for housing equity, flexibility, and improved housing outcomes.	HS 4.5 A, 4.5 B	2027
	ONGOING ACTIONS	HS REFERENCE	TIMELINE
4.2	Continue to streamline and digitize the development review process Implement further improvements to the development approval process, including work with referral departments, engaging external agencies, and updating bylaws and processes to reflect housing priorities.	HS 4.1 C	Ongoing
4.3	Align with senior government programs Monitor and continue to align with senior government funding programs to optimize affordable housing investment in the District. Continue to advocate for funding from senior government for non-market housing.	HS 4.3 C, 5.2 A	Ongoing
4.4	Accelerate non-market housing projects Continue to refine development review processes across all departments for non-market housing developments (through Rapid Deployment and priority review under the Non-Market Housing Policy) to improve outcomes.	HS 4.1 B	Ongoing
4.5	Explore and pilot pre-zoning Continue to explore locations for pre-zoning to streamline the development approvals process and incentivize housing types and forms that meet housing needs.	HS 4.3 B	Ongoing
4.6	Continue infrastructure planning Continue to advance infrastructure planning to accommodate new growth and provide public facing information to support the development sector. Seek infrastructure funding from senior governments and government programs.	HS 4.1 C, 5.2 A	Ongoing



Focus Area 5: Strengthen Partnerships

	ONGOING ACTIONS	HS REFERENCE	TIMELINE
5.1	Foster relationships with non-profits and funders Continue to partner and foster relationships with, non-profit housing developers, funders, and agencies, and support meetings and events to further build connections.	HS 5.1 D, 5.1 C	Ongoing
5.2	Support for Indigenous Housing Support local First Nations and Indigenous non-profit housing organizations by • Priority review and development management supports • Consideration for housing development opportunities on Saanich-owned land • Continued relationship building • Supporting culturally appropriate needs and models	HS 5.1 B	Ongoing
5.3	Participate in supports to homelessness Participate in government and community interventions needed to ensure adequate policies and resources to address homelessness: • Participate in a regionally coordinated response to homelessness • Work with partners to provide emergency shelters and warming centres • Locate and support deeply supportive housing • Work with provincial and federal levels of government for long-term solutions	HS 1.4 A, 5.1 E	Ongoing



Focus Area 6: Enhance Community Engagement

	ONGOING ACTIONS	HS REFERENCE	ONGOING
6.1	Provide reporting on housing needs and housing progress Provide information to Council staff and the public on housing need and progress to maintain focus on meeting housing needs.	HS 6.1 A, 6.2 A, 6.2 B	Ongoing



Focus Area 7: Understand Housing Demand and Address Land Speculation

	ACTIONS	HS REFERENCE	TIMELINE
7.1	Review short-term rental regulations Review short-term rental regulations in the context of new provincial legislation and enforcement tools to protect long-term rental housing while considering rental income for homeowners.	HS 7.1 E, 1.4 C	2025
	ONGOING ACTIONS	HS REFERENCE	TIMELINE
7.2	Monitor market conditions Through ongoing data and reporting, continue to monitor market conditions for both non-market and market development, to better understand development viability.	HS 7.1 A	Ongoing



Summary of Priorities 2026-2028

- There are **22 proposed priorities** that outline **ongoing, foundational work** of the District.
- There are **11 proposed actions** that outline **project-focused work** over the next three years.

2026

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|--|
| 1.1 Support alternative forms of tenure and affordable homeownership |
| 1.2 Monitor Rapid Deployment implementation |
| 3.1 Undertake family friendly housing policy |
| 3.2 Monitor the implementation of SSMUH |
| 7.1 Review short-term rental regulations |

2027

- | |
|--|
| 1.3 Advocate for affordable housing on surplus lands |
| 2.1 Continue to protect tenants |
| 4.1 Advance housing equity in the Zoning Bylaw |

2028

- | |
|---|
| 1.4 Explore role in non-market housing delivery |
| 3.3 Complete CCV planning |



Monitoring and Reporting

REPORT	DESCRIPTION	FREQUENCY/TIMING
Annual Housing Progress Report	An annual report that includes detailed information on rezoning, development permit, and building permit approvals. Includes detailed progress on Housing Strategy actions, and housing indicators, such as vacancy rates, housing prices, etc.	Annual / Q1
Housing Needs Report (Province)	A legislated report that includes census information about housing stock, current population, population and household projections, and identifies the number of housing units needed for 5 and 20 years.	Every 5 years
Housing Target Order Report (Province)	A legislated annual report. Includes information on development permit, building permit and occupancies. Includes information on amended policies and reg that enable increases to housing supply.	Annual / October
Housing Accelerator Fund Report (CMHC)	An annual report using the form provided by CMHC to report on building permits issued according to housing type. Includes information on the status of the eight initiatives in the action plan. The report is a part of the commitment for receipt of HAF funding.	Annual / February
Ongoing policy and regulatory monitoring	When new policies or regulations are introduced, Council typically directs staff to analyze and review following a specified timeframe, to determine if outcomes are being achieved.	Typically a 2-year period

Next Steps

- Committee of the Whole in January
- Request a recommendation from the Committee to support the Saanich Housing Strategy: Priorities 2026-2028
- **Questions and feedback on the proposed Priorities 2026-2028**





Saanich Housing Strategy: Priorities 2026-2028

10 November 2025

**Carley Friesen
Senior Planner, Housing**

