

REVISED AGENDA
PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE

Saanich Municipal Hall, Council Chambers
Thursday, August 20, 2020, 5:00 pm – 7:00 pm

1. ADOPTION OF MINUTES

- February 13, 2020 (attachment)

2. CHAIR'S COMMENTS

3. HOUSING STRATEGY

- Presentation – Planner, Community Planning (attachment)

4. EV USER FEES

- Presentation – Senior Sustainability Planner (**revised** attachment)

5. FUTURE ITEMS/ROUNDTABLE

- Discussion

* Adjournment *

Next Meeting: September 10, 2020 at 5:30 pm

In order to ensure a quorum, please contact Tania Douglas at 250-475-5494 ext. 3505 or
tania.douglas@saanich.ca if you are unable to attend.

MINUTES
PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Held at Saanich Municipal Hall, Committee Room No. 2
February 13, 2020 at 5:30 pm

Present: Councillor Zac de Vries (Chair), Taylor Alexander, Ericka Amador (6:50 pm), Sophia Baker-French, William Bedford, Sonja Cunningham, Lois-Leah Goodwin, Brittany Higginson, Peter Rantucci, Shawn Steele

Staff: Troy McKay, Senior Manager, Transportation and Development Services; Cameron Scott, Manager of Community Planning; Tania Douglas, Senior Committee Clerk

Regrets: Richard Michaels

Guest: Michael Goodwin, Goodwin Studios

Minutes

MOVED by L. Goodwin and Seconded by P. Rantucci: "That the Minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held November 14, 2019, be adopted as circulated."

CARRIED

CHAIR'S REMARKS / WELCOME AND INTRODUCTIONS

The Chair welcomed members and provided an update on the recommendations that went to Council from the November 2019 PTED meeting as follows:

- The item to investigate options for the creation of a new economic development position was referred to the Strategic Planning check-ins.
- The item to investigate options for the development of a strategic real estate function was referred to the Mayor's Standing Committee on Finance and Governance.
- The item regarding Development Cost Charges (DCC) was withdrawn as staff are currently working on waivers and reductions policy framework as part of phase two of the DCC process. This will be heard by Council in the future.
- The item to investigate options for regulating home sizes and home plates on agriculturally zoned properties was postponed, as staff will soon bring a report forward to Council that considers this.
- The item to investigate potential options for creating a cash-in-lieu policy was directed to staff for consideration when reviewing the off-street parking requirements.

Roundtable introductions were made and the Chair thanked members for their commitment to the committee.

SIGNAGE IMPROVEMENTS

M. Goodwin of Goodwin Studios presented information about improving signage on municipal borders so people know they have entered the District of Saanich. Mr. Goodwin has been working with the Mayor on bringing the film industry to Greater Victoria. During this process it became clear that Saanich's location is not posted clearly with the existing signage. Mr. Goodwin suggested that it would be beneficial to better define Saanich's boundaries because when scouting locations, people in the industry kept asking 'where is Saanich?', and knowing its location will attract tech work and film work.

Committee members discussed the presentation and the following was noted:

- It may be good to better define Saanich's boundaries. It is a district with many rural areas.
- Question raised how signage would look and be placed at the gateway heading south on TransCanada Highway #1.
- Knowing the purpose of having signs will help with designing and positioning signs in the most advantageous areas.
- This is relevant to the Uptown Douglas Corridor Plan (UDCP) which is to become the heart of Saanich.
- Many roads in Saanich are cut-through roads; Business Improvement Areas (BIA) need to be promoted and villages better identified.
- Amalgamation is an ongoing question and it may be of benefit to see if amalgamation will proceed prior to having signs made.
- Landmarks and BIA centres may be more appropriate areas for sign placement as opposed to municipal borders.
- A new logo may be of benefit. Does Council have an appetite to look at branding?
- On Douglas Street, signage would be needed for both Victoria and Saanich.
- Suggestion that transit hubs could be used as a municipal asset (eg. digital signs).
- Each village could have a sign and additionally could have its own individual look, depending on the area.

In reply a question, the Senior Manager of Transportation and Development Services stated that the Communications department is responsible for the Visual Identity Program in Saanich. He also noted that the Official Community Plan does focus on villages and centres as hubs, and that these core areas could be the focus of some signage placement. Regardless of the possibility of amalgamation, Saanich's centres and villages will remain.

The Manager of Community Planning stated that signage is just one element of creating gateways, along with public spaces and architecture. The transit hub and switch bridge is also a gateway site identified in the Uptown-Douglas Corridor plan.

The Chair suggested that Business Improvement Areas be placed on a future agenda for committee to further discuss.

Motion: MOVED by L. Goodwin and Seconded by P. Rantucci, "That the Planning, Transportation and Economic Development Advisory Committee receive the presentation entitled "Latitantes Invaderet or Hiding in Plain Sight" by Michael Goodwin for information, and that this presentation be included as reference material during economic development and strategic planning discussions."

CARRIED

2020 MEETING DATES/TERMS OF REFERENCE/COMMITTEE ORIENTATION MATERIALS

Members discussed the February 13, 2020 memo from the Senior Committee Clerk regarding 2020 advisory committee meeting options. Consensus was that regular meetings will continue to be held on the second Thursday of the month at 5:30 pm.

The Senior Committee Clerk noted that Council recently approved the revised Terms of Reference, which were circulated in the agenda package for information.

Motion: MOVED by P. Rantucci and Seconded by S. Cunningham, “That the Planning, Transportation and Economic Development Advisory Committee receives the February 13, 2020 memo from the Senior Committee Clerk regarding 2020 advisory committee meeting options.”

CARRIED

INTRODUCTION – PLANNING AND ENGINEERING LIAISONS

The Manager of Community Planning noted he will be the primary point of contact as a staff liaison to the committee and noted the following:

- The Planning department is comprised of four divisions including Community Planning, Current Planning, Environmental Services and Sustainability.
- There will be a number of projects brought forward from staff for feedback, including input on draft Local Area Plans and the UDCP.
- A Housing Strategy is being developed within the next two years, in addition Council has directed a development process review and a housing needs report.
- Council has identified the need to look at increasing height and density in RA zones along with the development of a new micro-unit zone. This committee may be asked to help by providing input on certain initiatives.

The Senior Manager of Transportation and Development Services reported he will be an alternate staff liaison to the committee and provided information about the Transportation and Development division:

- The division is responsible for looking after pipes (water and sewage); transportation, including parking and operations, processing permits for gas services and hydro poles.
- There are approximately 570 km of roads to manage in Saanich.
- They have recently completed and started implementation of the Active Transportation Plan.
- There are approximately \$500M of assets in Saanich and about \$8.5M is spent maintaining these assets.
- Capital investments are being made in good quality infrastructure for walking, cycling and transit.

SAANICH HOUSING AND DEMOGRAPHIC INFORMATION

The Manager of Community Planning provided information regarding demographics, housing supply and affordability. The following was noted:

- Staff members were asked to provide a housing needs report to Council. They will do an initial data analysis in the spring and will report to Council in the fall.
- Much of the information in this presentation comes from 2016 census data.
- Statistics comparing population percentages within Capital Regional District (CRD) municipalities was provided. Projected growth shows Saanich is growing slower than the CRD average.
- Various housing statistics were provided, including housing types, percentage of renters vs owners, household characteristics, income, mobility of residents (people moving in and out of Saanich), and population density.
- The number of home owners spending over 30% of their income on housing costs is 18.7% versus 44.9% of renters. About 13% of residents in Saanich live in subsidized rentals.

- The population density map shows the effectiveness of the Urban Containment Boundary (UCB). Growth inside the UCB is a focus. There are no stats on employment density on this map however the Uptown area employs about 10,000 people.
- A map showing ages of constructions was discussed. Many older homes are located close to the City of Victoria. There is very little undeveloped land left to develop and staff will have to look at how to infill and re-develop older areas.
- There is a challenge with both the cost of land and construction. There needs to be a way to support people trying to get into the housing market.

The following comments from both staff and committee members was noted:

- Information on University housing demand is available from the CRD.
- Housing availability and costs are big factors for people wanting to live in Saanich. Costs of housing is rising in other places (eg. Sooke).
- Saanich is a good location in terms of minimal mobility costs. Opportunity should be focused to improve density/infill.
- The high price point of construction is a concern.
- The Uptown plan is a good opportunity to incorporate density for residential and employment.
- We need to build housing geared towards work, home, and also include schools.
- Saanich does not own a lot of land that could be developed. There may be development options at the Public Works yard.
- Council would need to give direction for modular housing, and rezoning would have to occur. This will be considered during Strategic Planning.
- The community created at Simon Fraser University was given as an example of successful housing.
- The Nigel Valley development currently underway is a good development example.
- Kings Park area is an option for development and the area is a focus for growth.
- Have there been any thought to waiving Development Cost Charges or other incentives to encourage affordable development?
- Costs can be high for asbestos abatement and issues like oil tanks or other hazards when redeveloping older properties.
- Pre-zoning may be considered for the UDCP.
- Cooperatives are good for the diversity of a community. Maybe, with federal incentives, Saanich could have more co-ops. We could also look at DCC waivers for co-ops. If a proposal was received, staff would look at it favourably.
- In the past co-ops were constructed when land was much less expensive. Federal funding for co-ops has been in decline the last number of years. Our focus should be to protect existing co-ops that are in decline.
- When there is extra density, a percentage of affordable units can be requested. The Strategic Plan should include a community amenity policy and give guidance on this.
- It is important to ensure continuity with other Saanich strategies and policies.
- More density/residences means more tax base for Saanich.
- Staff shortages are a barrier to development applications; there is a development process to follow.
- It may be worthwhile to have more specific positions that are targeted to supporting development applications.

ROUNDTABLE

Committee members discussed possible topics for future meetings. Ideas presented include:

- Continuing the discussion on cannabis licenses.
- Urban Containment Boundary conflicts with density and potential garden suites.
- Camosun film production studio.

Roundtable discussion will be continued at a future meeting.

ADJOURNMENT

The meeting adjourned at 7:30 pm.

Councillor de Vries, Chair

I hereby certify these Minutes are accurate.

Committee Secretary

DRAFT



Housing Strategy

Presentation to the Planning, Transportation &
Economic Development Advisory Committee

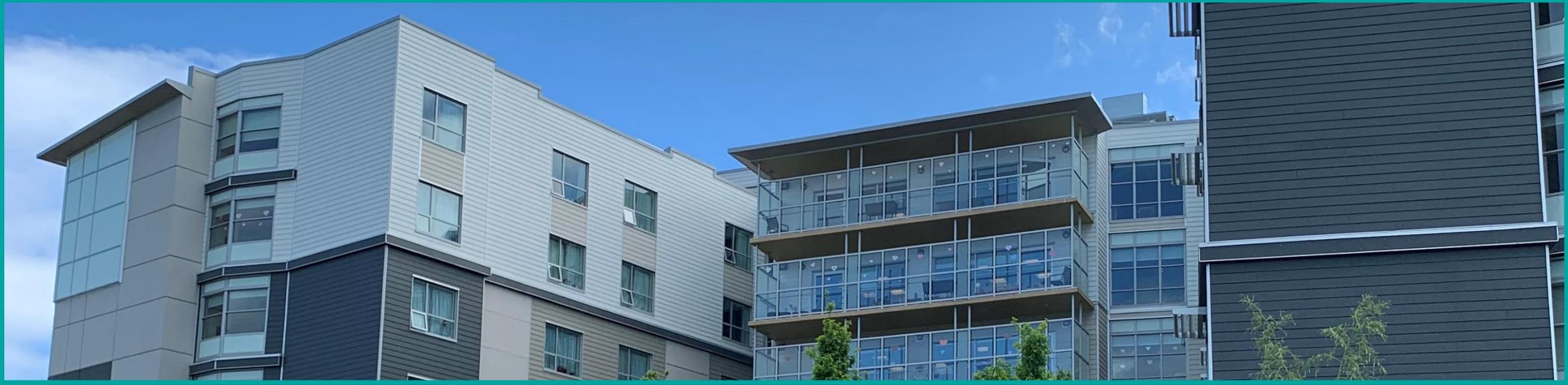
August 20, 2020

A decorative graphic at the bottom of the slide consisting of several overlapping, semi-transparent teal waves of varying shades, creating a sense of movement and depth.



Presentation Outline

1. Context
2. Housing Strategy – Overview
3. Housing Strategy – Process
4. Next Steps
5. Discussion



Context

Council Direction



The OCP contains:

- **Affordable housing policies**
- Policies that promote complete communities and expanding housing diversity in centres, villages and neighbourhoods



Direction to develop:

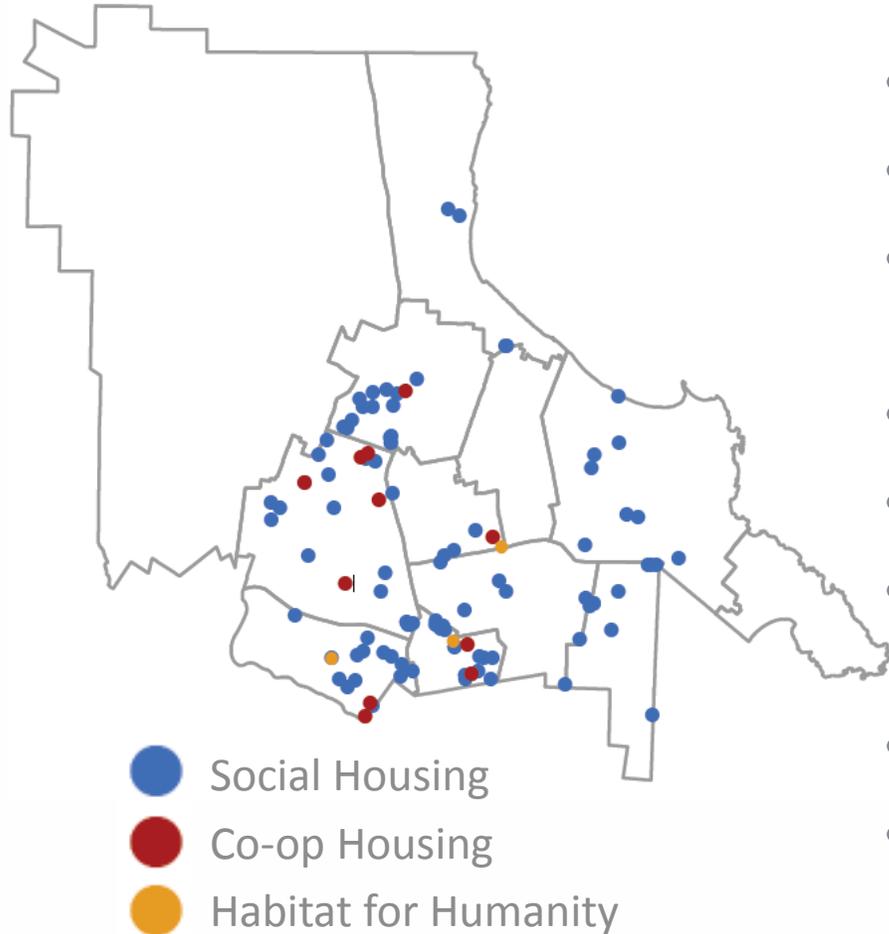
- A **housing strategy** that identifies and implements policies to increase the supply, affordability and diversity of housing



On June 22, 2020:

- Council endorsed the Housing Strategy Terms of Reference and Task Force Terms of Reference

Current & Past Initiatives



- Affordable housing policy in OCP (2008)
- Local Area Plans and other planning initiatives
- Accelerated application processing for affordable housing projects
- CRD Regional Housing Affordability Strategy (2018)
- Strategic partnerships for non-profit housing
- Saanich Affordable Housing Fund and CRD Regional Housing Trust Fund
- CRD's Regional Housing First Program
- Participation on CRD's Regional Housing Advisory Committee (RHAC)



Parallel Initiatives

- **Housing Needs Report**
- Community amenity contribution policy
- Development application process review
- Report on allowing both garden suite + secondary suite
- Inclusionary zoning guidelines
- Modular housing options on municipal lands report
- New zone for micro-unit apartments
- Report on increasing height and density in apartment zones
- Tiny homes report
- Tenant assistance policy

CONTEXT



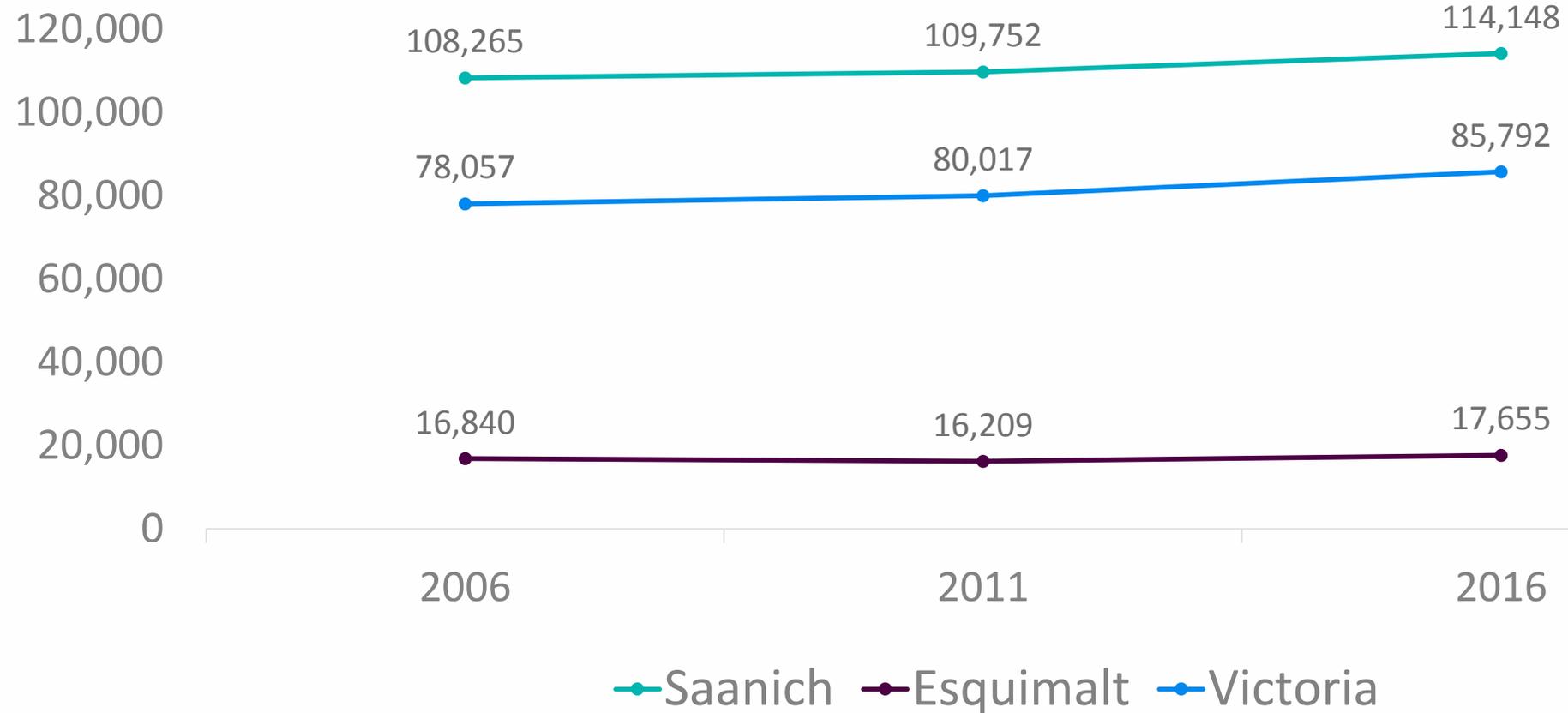
Housing Needs Report

- Communities across BC are experiencing housing challenges related to escalating housing costs
- In early 2019, the provincial government introduced legislation requiring local governments to complete Housing Needs Reports

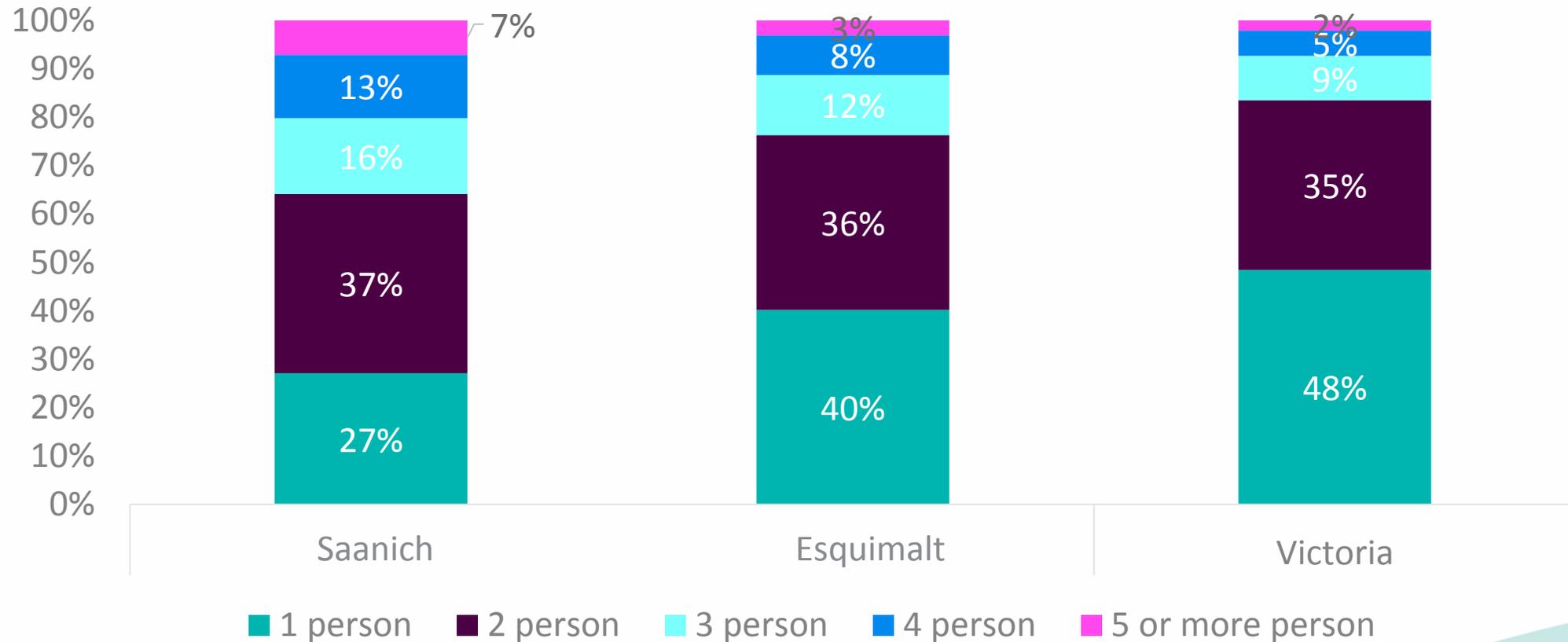
The report will:

- Collect and analyze quantitative and qualitative information about local demographics, economics, housing stock, and other factors
- Help us to **identify current and future needs** across the housing spectrum

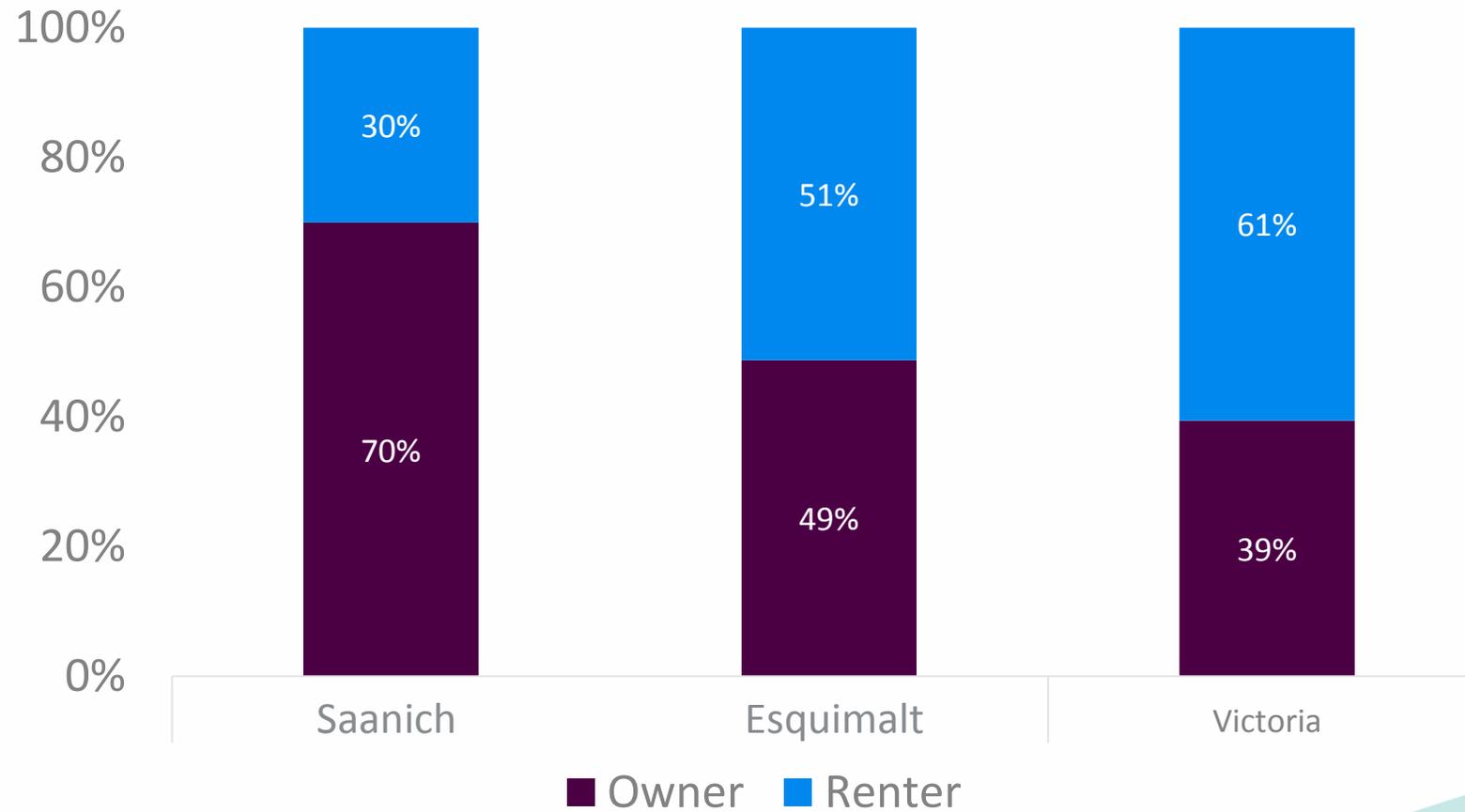
Population (2006 – 2016)



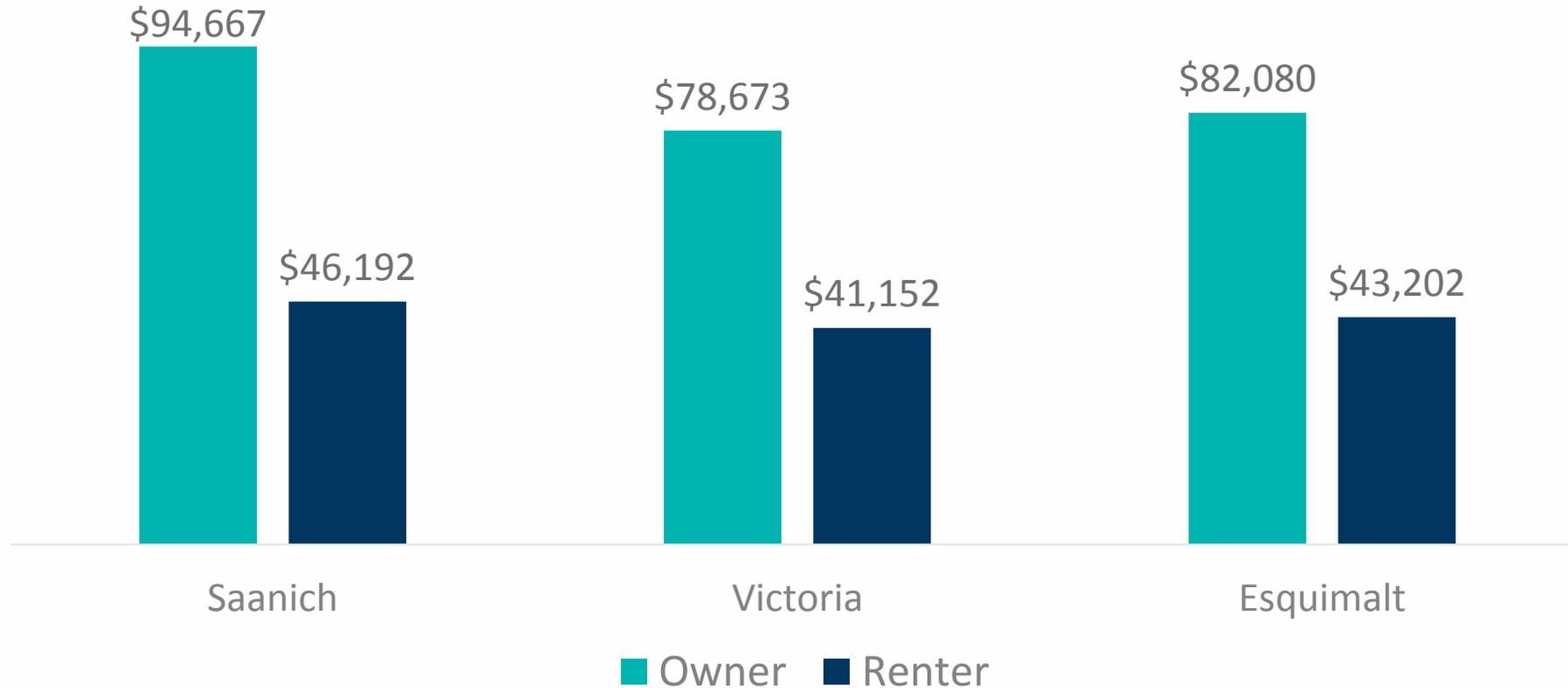
Household Size (2016)



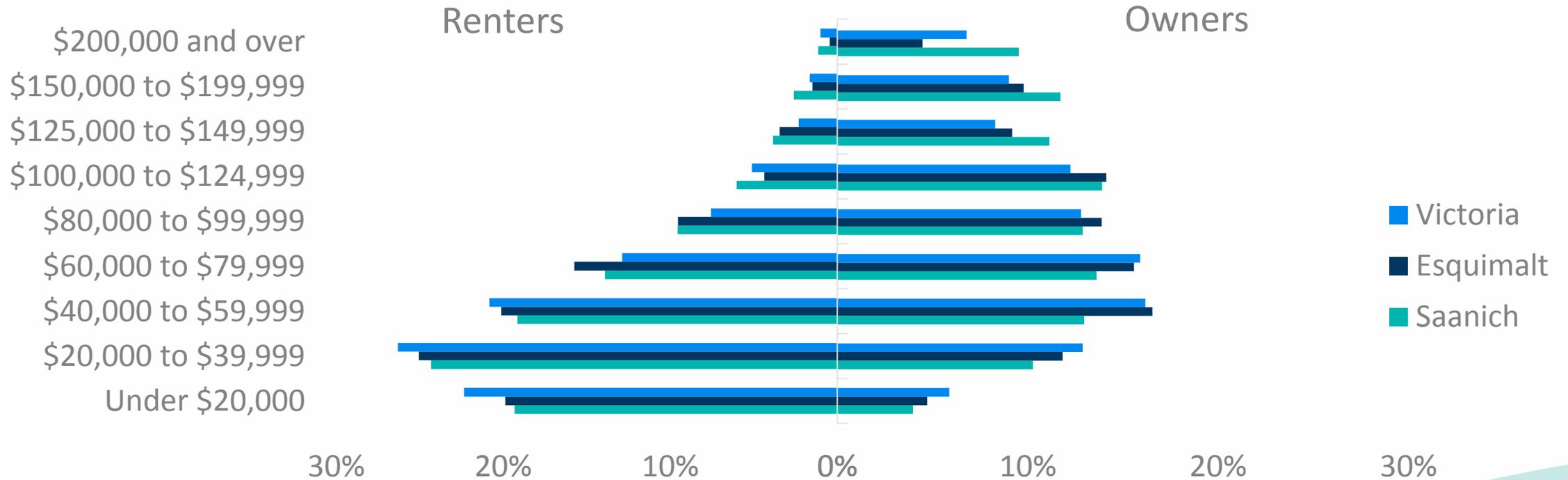
Tenure (2016)



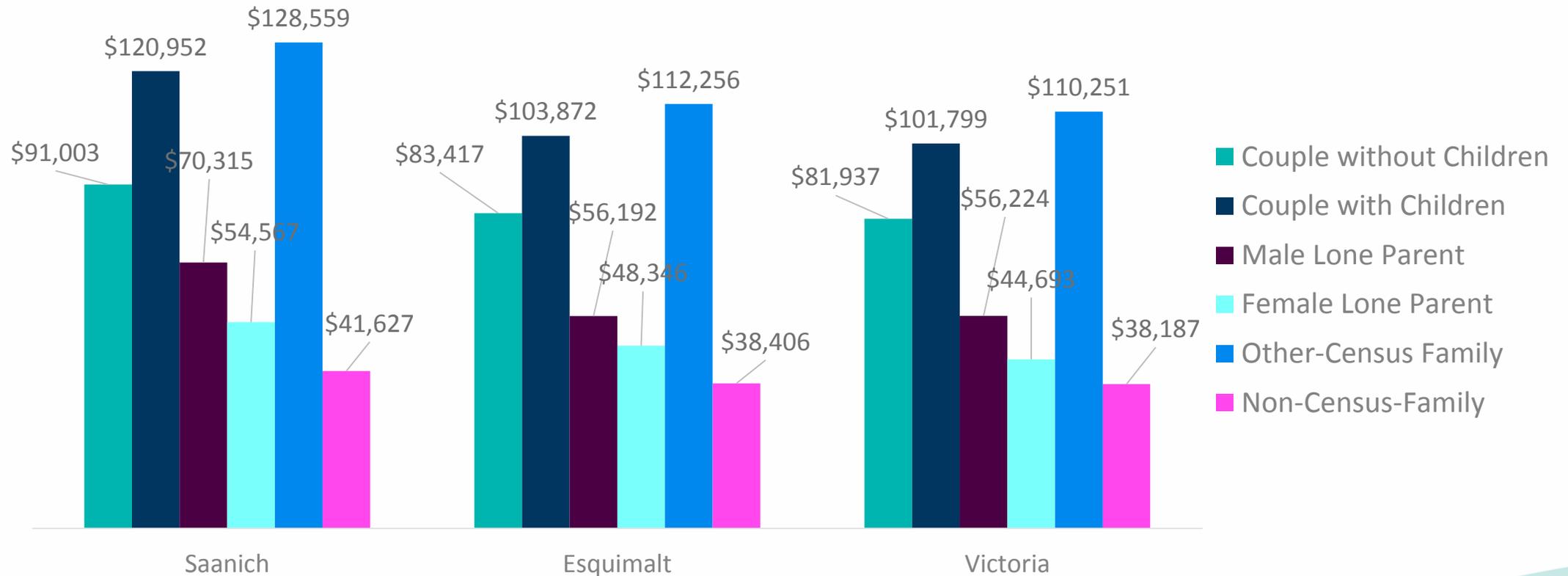
Median Household Income (2016)



Income Distribution (2016)

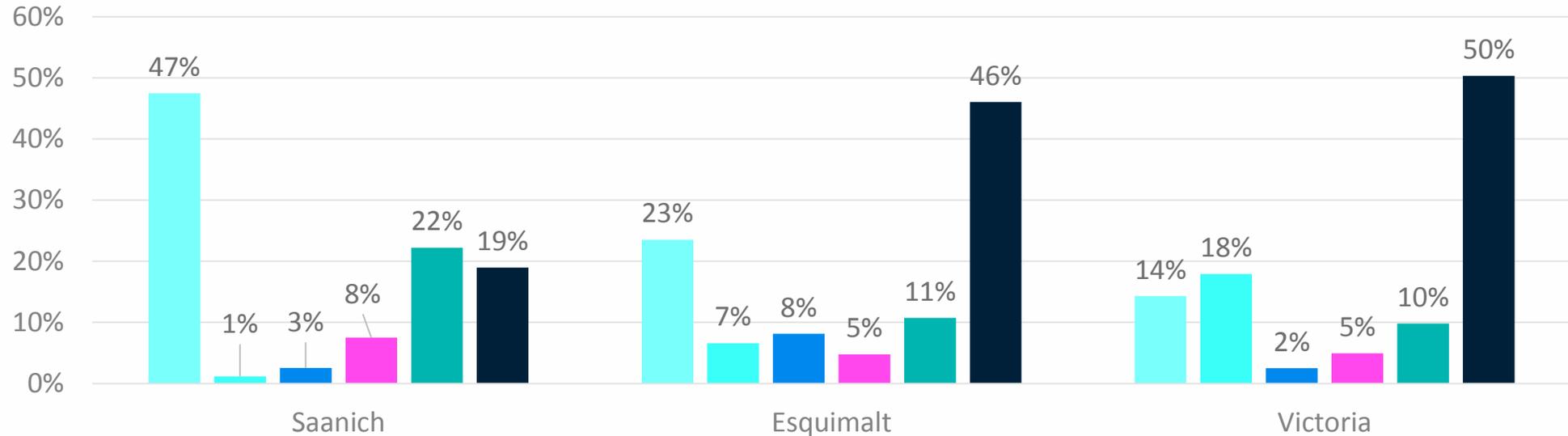


Household Types Incomes (2016)



* "Other-census family" includes both 'one-census-family households with additional persons' and 'multiple-census-family households'

Dwelling Types (2016)



Single-detached house

Semi-detached house

Apartment or flat in a duplex

Apartment in a building that has five or more storeys

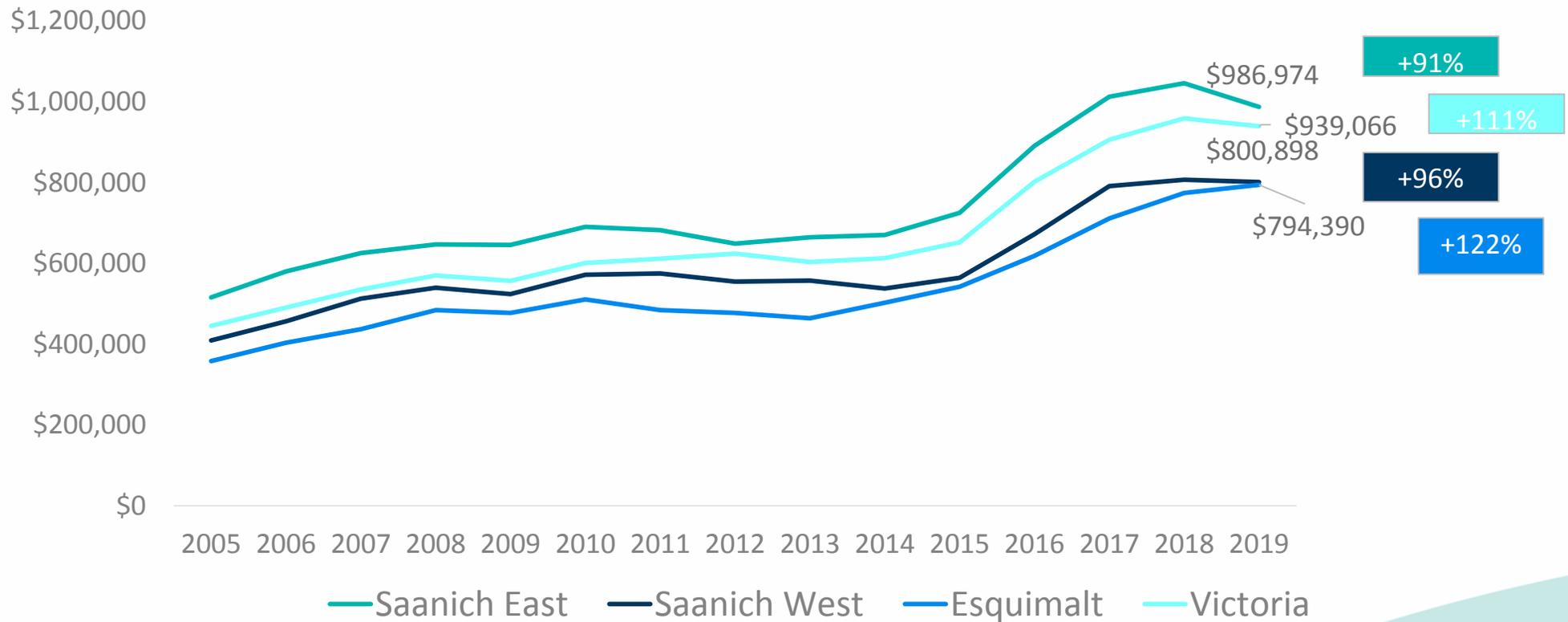
Row house

Apartment in a building that has fewer than five storeys

There are some units of movable dwellings and other single-attached houses that are not shown as they make up less than 0.1% of the total housing stock in each community.

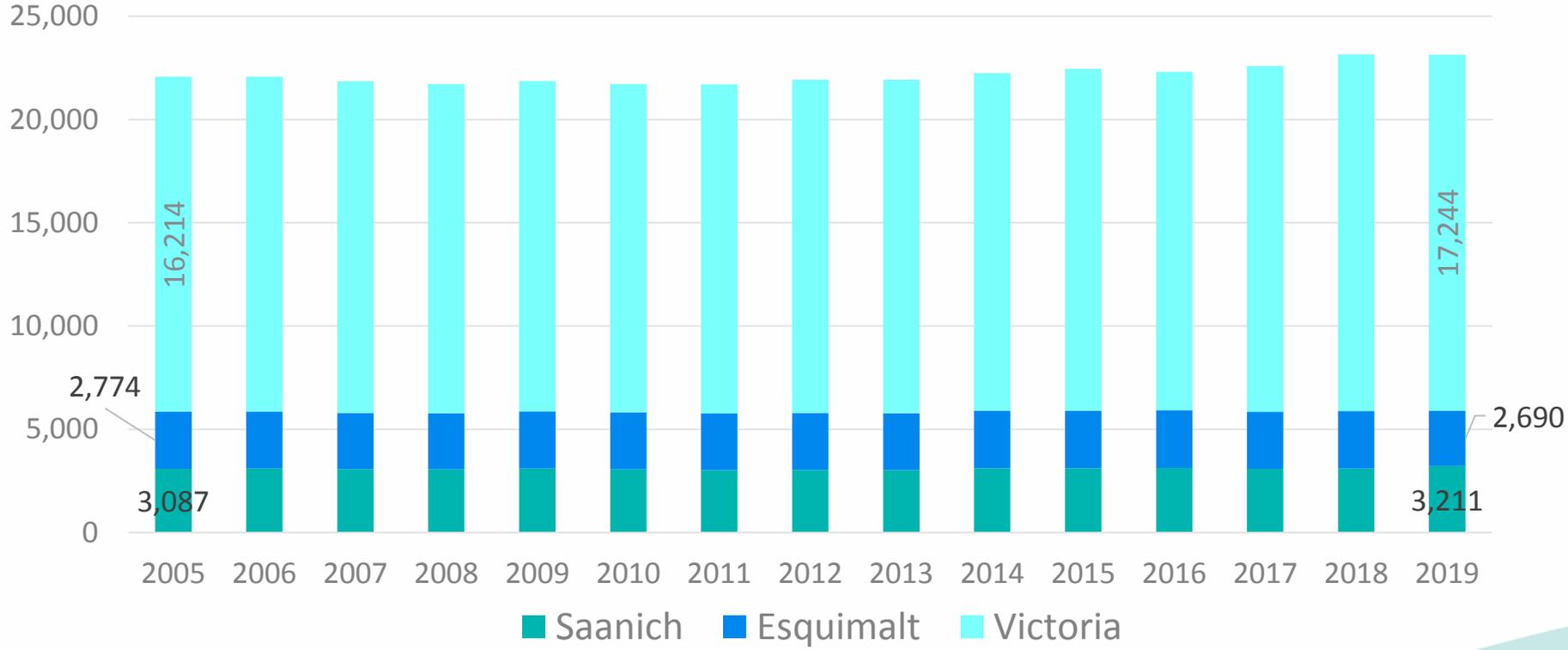
Average Sales Price (2015 – 2019)

Single-Detached House



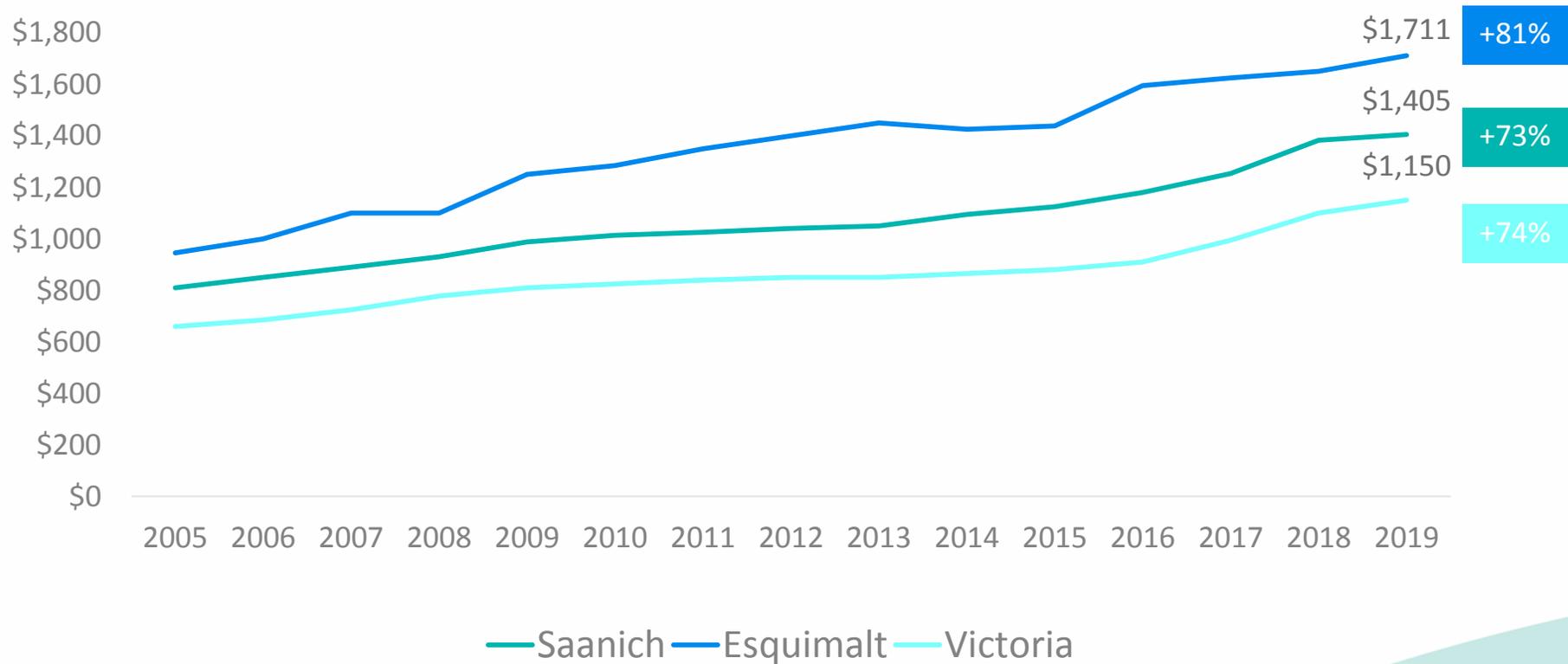
Primary Rental Market (2005 – 2019)

Rental Units



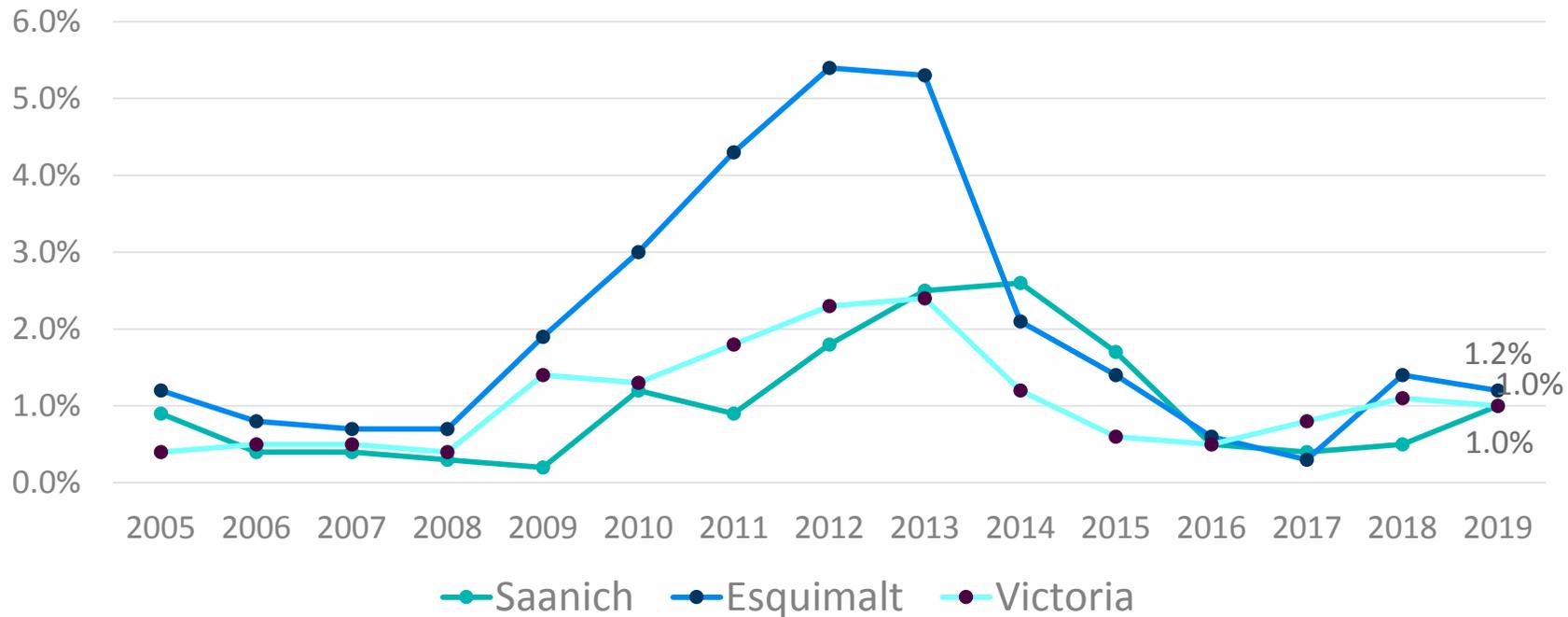
Primary Rental Market (2005 – 2019)

Median Rents

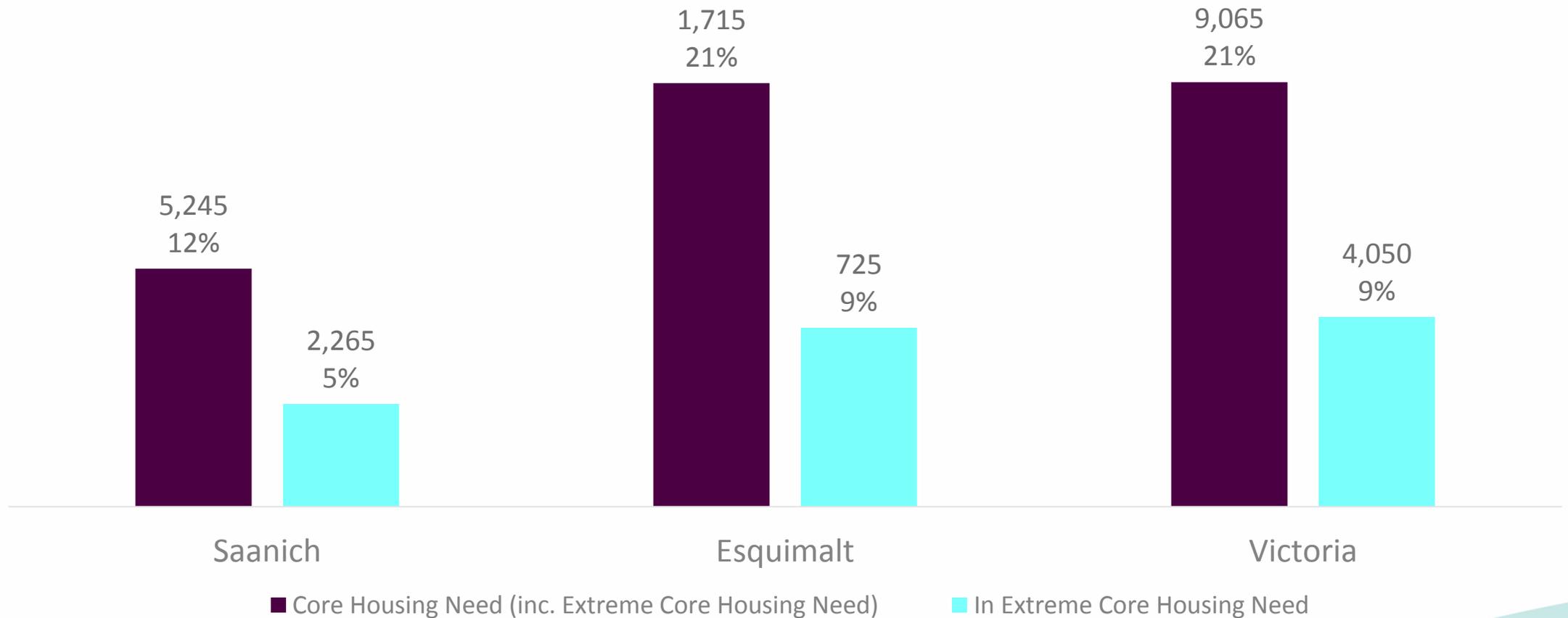


Primary Rental Market (2005 – 2019)

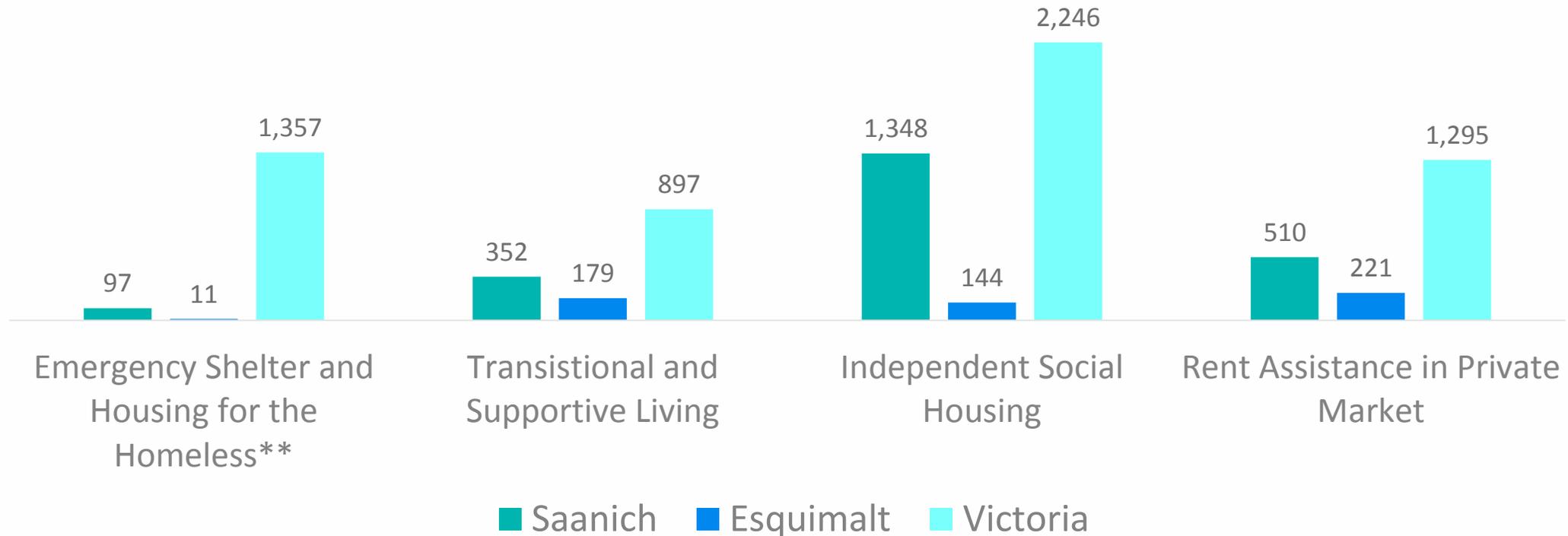
Vacancy Rates



Core Housing Need



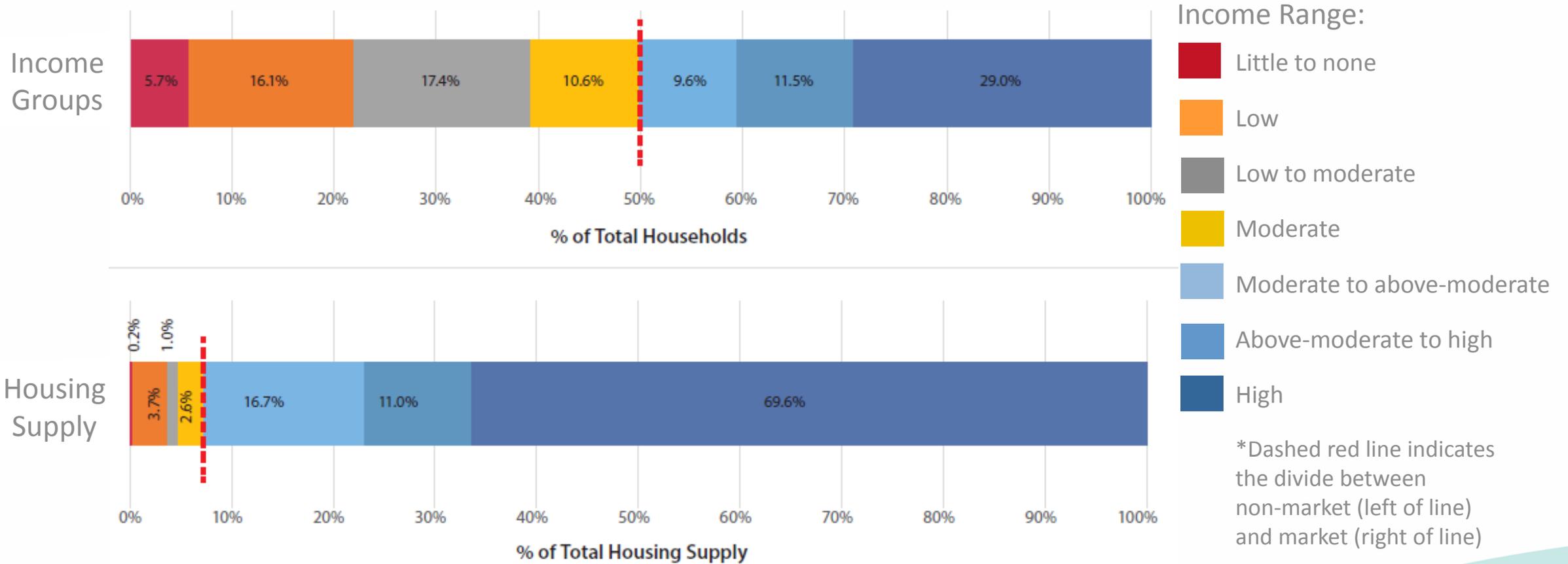
Non-Market Housing – BC Housing Units



*The data includes non-market housing units where BC Housing has a financial relationship. There may be other non-market housing units in the community.

**Includes both homeless housed in housing with supports and homeless rent supplements.

Saanich Income & Housing Supply





Housing Strategy Overview



Purpose

- To direct how we will move forward to achieve greater housing affordability, diversity and supply and accommodate a broad range of community housing needs now and into the future

Overview

- Guiding document
- **10 year strategy** and targets
- **Prioritized 3 year actions**
- 5 Focus Areas



Increase
Affordable
Housing



Support
Housing
Diversity and
Supply



Promote and
Protect Rental
Housing

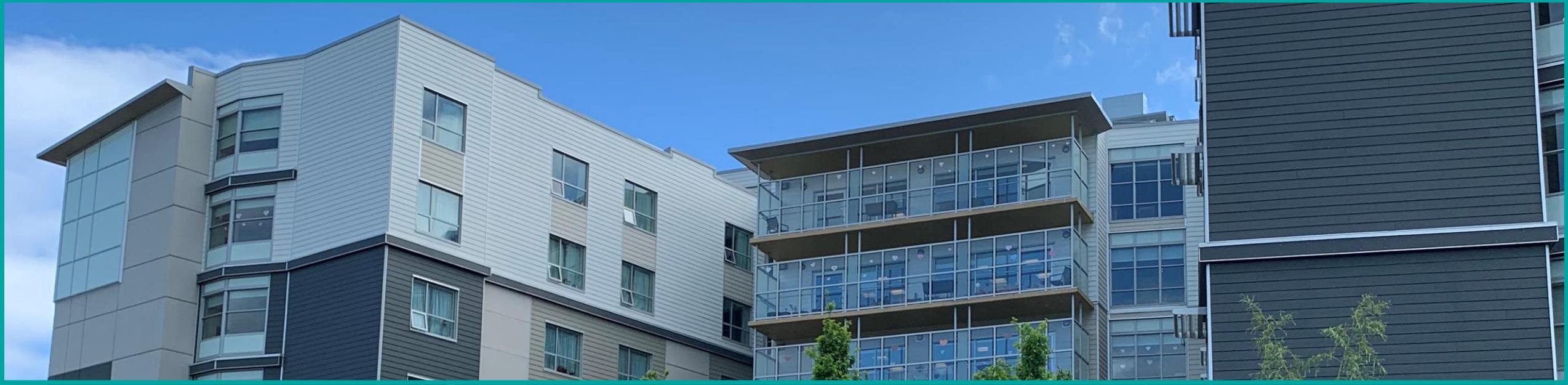


Reduce
Barriers to
Housing



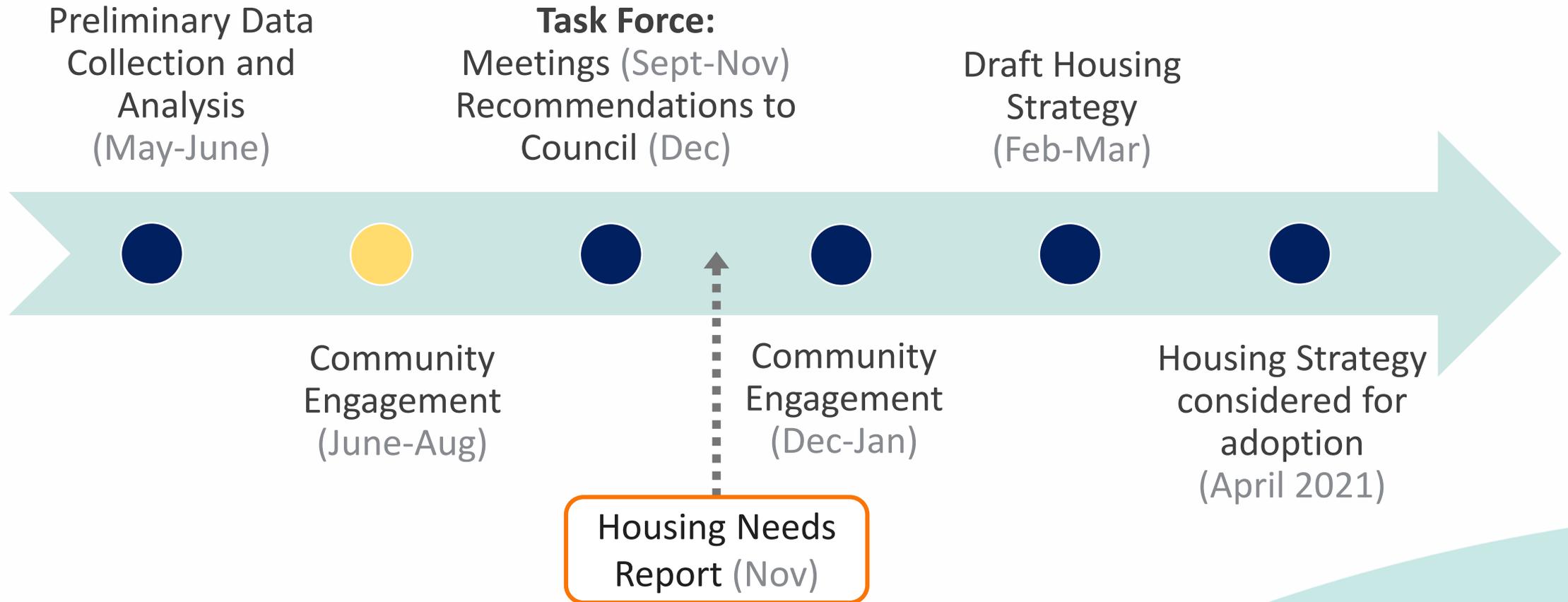
Strengthen
Partnerships
and Build
Awareness

OVERVIEW



Housing Strategy Process

Project Timeline



PROCESS



Progress to Date

- Preliminary data analysis
- Stakeholder and Public Engagement
 - To build an understanding of housing challenges, experiences, and ideas for housing actions
 - Focus groups, interviews, public survey
- Raise public awareness

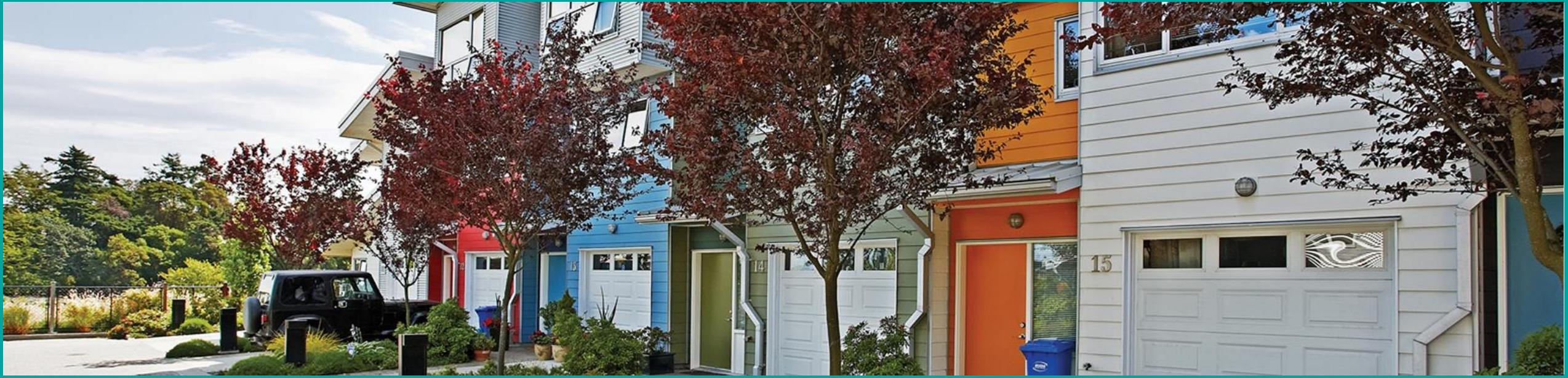
PROCESS



Housing Strategy Task Force

- Supports the Housing Strategy by developing recommendations to Council for **action-oriented strategies**
- Composed of individuals with a diverse range of housing experiences
- Members will be selected by Council through an application process

PROCESS



Next Steps



Next Steps

- Community engagement report (Sept)
- Task Force meetings (Sept - Nov)
- Task Force recommendations to Council (Dec)
- Public survey on Task Force recommendations (Dec – Jan)
- Draft the Housing Strategy (Feb-Mar)
- Final Strategy to Council (April)

NEXT STEPS



Discussion



Discussion Questions

- What do you see as the main housing challenges facing Saanich residents?
- What housing gaps are you observing in Saanich?
- What strategies and innovation actions should Saanich focus on in terms of improving housing affordability, diversity, and supply?

DISCUSSION



Questions

Housing Strategy

Contact: Nadine Kawata

District of Saanich, Project Planner

Nadine.Kawata@saanich.ca

saanich.ca/housing

Electric Mobility: Public EV charger management

**PTED ADVISORY
COMMITTEE
MEETING**

AUGUST 20, 2020



PRESENTATION PURPOSE

- To provide an overview and update on the District of Saanich electric mobility work; and
- To provide detailed information regarding the proposed expansion of District-owned public Electric Vehicle charging stations and the proposed user fees and management of these stations moving forwards

PRESENTATION OUTLINE

- Context: climate action
- Overview of electric mobility initiatives
- Electric mobility strategy
- EV charging infrastructure requirements
- Public EV charging stations
 - Proposed user fees & management plan

CONTEXT: CLIMATE PLAN

Plan Goals:



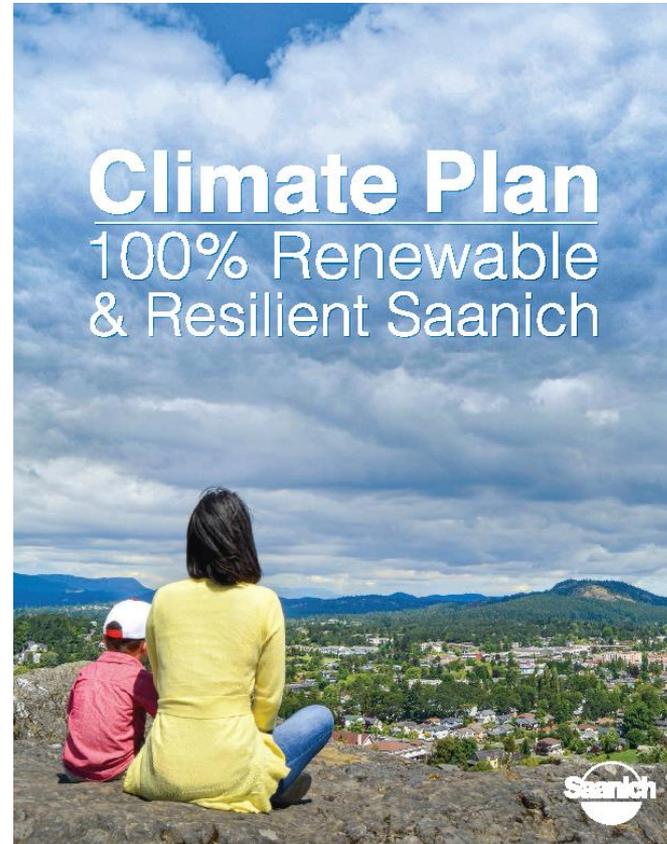
1. CUT EMISSIONS IN HALF BY 2030 AND TO NET ZERO BY 2050



2. TRANSITION TO 100% RENEWABLE ENERGY BY 2050



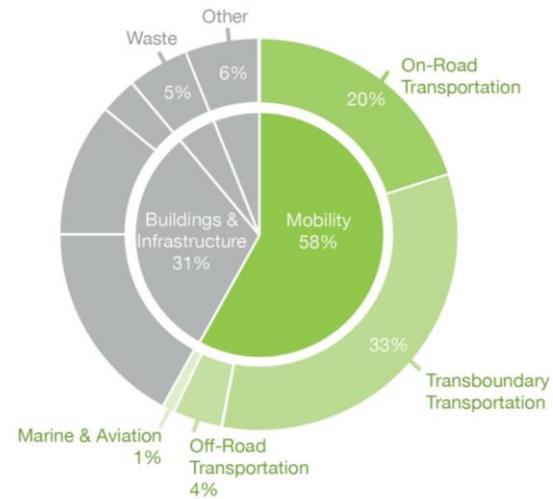
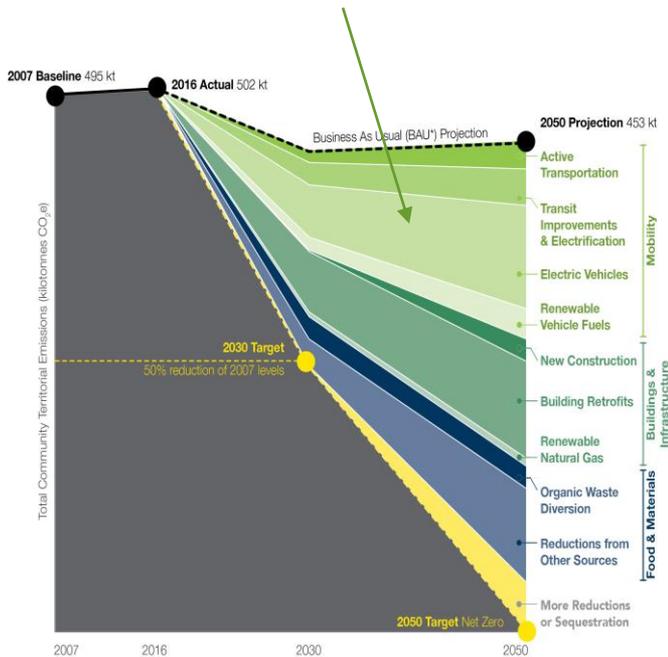
3. PREPARE FOR A CHANGING CLIMATE



CONTEXT: PATHWAY TO TARGETS

Transition to electric vehicles:
19% of 2050 target

On-road transportation:
53% of GHG emissions



CONTEXT: CLIMATE PLAN STRUCTURE

6 Focus Areas



CLIMATE EMERGENCY – COUNCIL APPROVED ACCELERATED ACTIONS

1. Increase investment in **active transportation**
 2. Accelerated personal **transportation electrification**
 3. Convert **all oil heating systems** to renewable heating systems by 2030
 4. Enhance support for **efficiency and renewable energy upgrades** in existing buildings
 5. Double the rate of **planting trees** to enhance urban forest
 6. Improve **climate resilience** of Saanich's infrastructure
 7. Catalyze **community actions**
- 

ELECTRIC MOBILITY ACTIONS

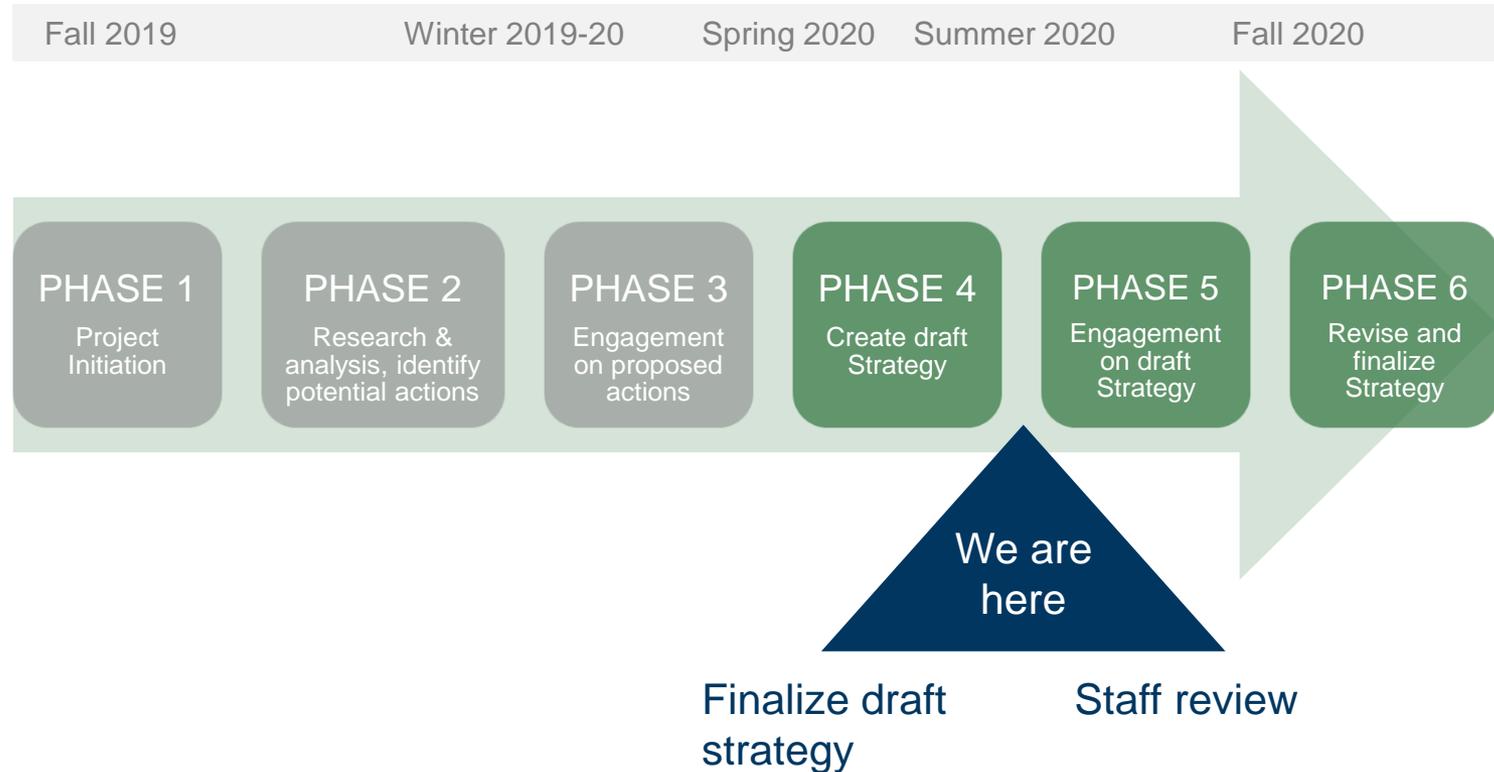
- Electric Mobility Strategy
 - E-Mobility Action Plan
- EV charging infrastructure requirements
- Public EV charging stations
 - 20 new charging stations
 - Operational plan
 - Management policy
- Fleet EV charging stations
- E-bikes

ELECTRIC MOBILITY STRATEGY

- Why electric mobility
- The role of EVs and e-bikes in a sustainable transportation system
- EVs and EV charging infrastructure
- Electric mobility market conditions
- Barriers to electric mobility
- **Electric mobility action plan** →
- Implementation and monitoring

- Electric Vehicles
- Electric Bicycles (E-bikes)
- Expanded Home + Workplace Charging
- Expanded Public Charging Network
- Education and Outreach
- District Leadership

ELECTRIC MOBILITY STRATEGY



EV CHARGING INFRASTRUCTURE REQUIREMENTS

- Approved by Council – September 30, 2019
- Bylaw adoption – August 10, 2020
- In effect September 1, 2020

Single-Family, Duplex and Townhouse	Multi-Family Development	Institutional, Commercial & Industrial
Require 1 on-site parking space per unit to be energized (Level 2)	Require all off-street parking spaces to be energized (Level 2), excluding visitor parking	Require 0-5% of parking spaces to be energized (Level 2) + some EVSE, depending on building use

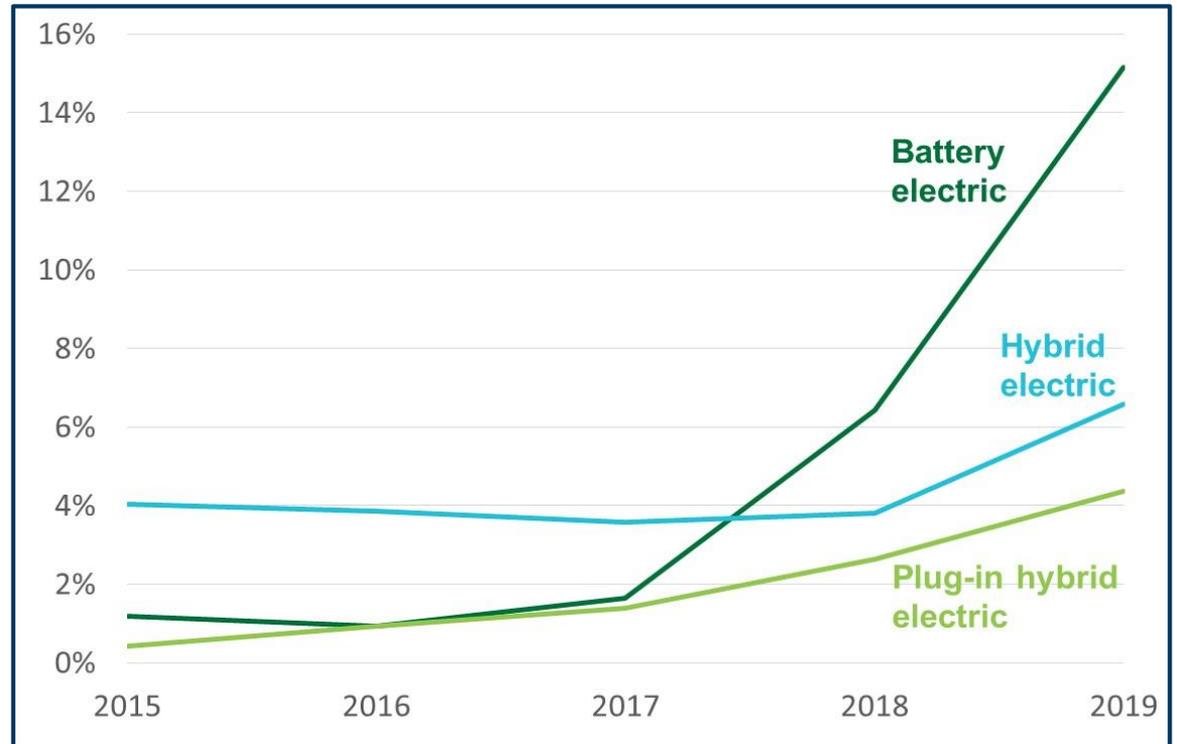
ELECTRIC VEHICLE SALES

BC legislated EV sales targets:

- 2025 - 10%
- 2030 - 30%
- 2040 - 100%

Share of vehicles in Saanich

	2015	2019
Hybrid	2%	3%
Electric	0.2%	1.4%



Share of new passenger car registrations in BC

ACCESS TO CHARGING

- Key for EV uptake
 - Most EV owners charge at home, but
 - Workplace and public charging also needed
- Saanich public chargers meet 2 needs:
 - Charging on the go – daytime, short term
 - Charging for EV owners without access to home charging - overnight

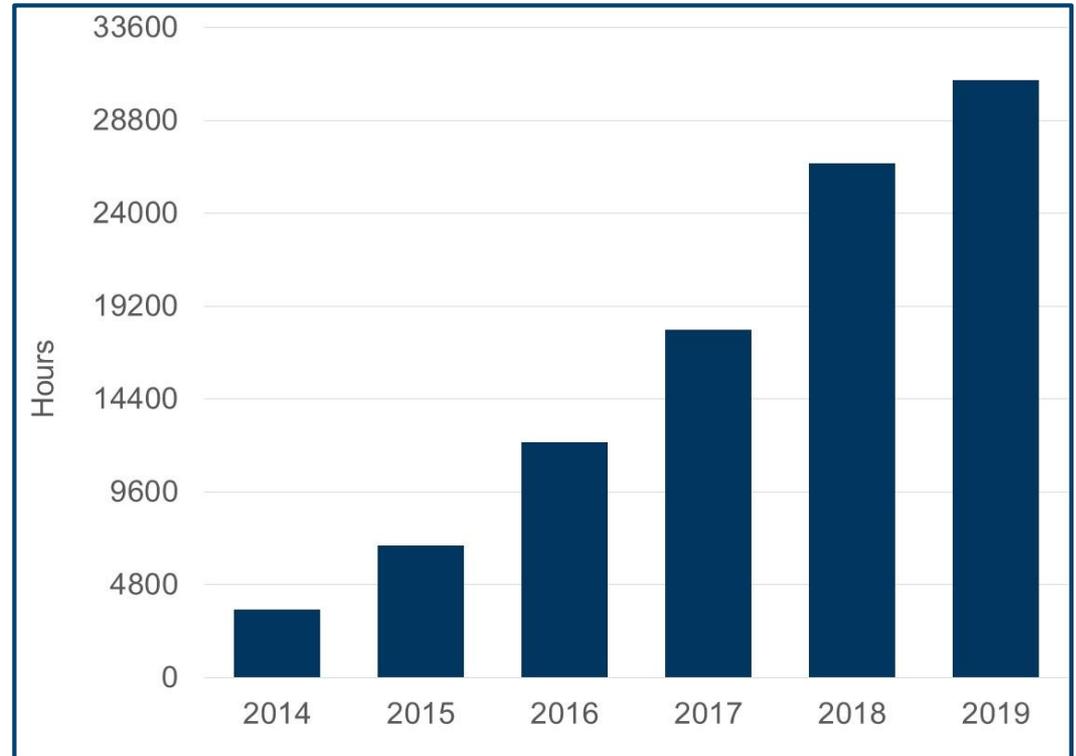
USE OF PUBLIC EV CHARGERS

Saanich currently has 12 public level 2 EV charging stations at key facilities

Average daily use per charger (Apr 2019-Mar 2020):

Low: 2.3 hours

High: 12.9 hours



Annual use of Saanich public EV charging stations (hours)

MORE PUBLIC EV CHARGERS

- 20 new public level 2 charging stations
- Funding from ZEVIP + Council Strategic Initiatives Contingency Fund
- Installation complete by end of 2021

Site	Charging stations	
	Existing	New
Cedar Hill Golf Course	2	2
Cedar Hill Rec Centre	2	2
Gordon Head Rec Centre	2	
G. R. Pearkes Rec Centre	2	2
Saanich Commonwealth Place	2	4
Municipal Hall	2	2
Municipal Hall Annex		2
Beckwith Park		1
Cadboro Gyro Park		2
Hampton Park		1
Mount Douglas Park		2

PROPOSED MANAGEMENT APPROACH

- User fee + time limit, starting Jan. 1, 2021
- Proposed user fee: \$1 per hour
 - Consistent with Esquimalt & Victoria
 - Comparable to other BC municipalities
 - Recommended in CRD EV + E-bike Infrastructure report
 - Review after 1 year
 - Revenue used to offset costs of operating charging stations
 - Charging stations can charge fees with card or app

PUBLIC CHARGING STATION USER FEES – BC MUNICIPALITIES

Municipality	Fee for use of Level 2 charging stations
Burnaby	\$2/hour between 6 a.m. and 10 p.m. \$1/hour from 10 p.m. to 6 a.m.
Comox	Free, but users are asked to limit use to 60 minutes on weekdays between 8:30 a.m. – 4:30 p.m. and to check in at Town Hall Reception first to leave their name and number.
Coquitlam	\$1/hour for first 2 hours \$5/hour after 2 hours
Esquimalt	\$1 per hour
North Vancouver	\$2/hour Free in evenings and overnight
Parksville	Free, but 2-hour time limit
Richmond	\$2/hour for first 2 hours \$5/hour after 2 hours
Vancouver	\$2/hour plus applicable parking fees
Victoria	\$1/hour for Level 2 charging \$1 for 8 hours of Level 1 charging

PROPOSED MANAGEMENT APPROACH: TIME LIMITS

- Existing:
 - 3-hour time limit currently in place but not enforced
- Proposed:
 - 3-hour time limit during the day/operating hours
 - Enforced with \$30 fine
 - \$30 fine also applies to parking non-EV in EV Parking Space

PUBLIC SUPPORT

Saanich E-Mobility Strategy survey, Feb-Mar 2020:

- 93% support action to “Review management options for District-owned public EV chargers, such as time limits and fees, to ensure optimal use of chargers”

CRD survey 2018

- “How much would you consider is a reasonable fee per hour for public charging?”
- 66% considered fee of at least \$1 per hour reasonable

PROPOSED MANAGEMENT APPROACH - IMPLEMENTATION

Streets and Traffic Regulation Bylaw amendment:

- Authorize Director of Engineering to designate an “EV Parking Space” on a street or public place, where
 - only electric vehicles may be parked;
 - there is a 3-hour time limit on parking between 8:00 am and 5:00 pm or, if the EV Parking Space is located at a District facility, during the operating hours of the facility; and
 - there is a fee for using any District owned and/or operated electric vehicle charging equipment provided at the space, as set out in the Fees Bylaw;

PROPOSED MANAGEMENT APPROACH - IMPLEMENTATION

Parks Management and Control Bylaw amendment:

- Prohibit non-EV parking in EV Parking Space in a Saanich park
- 3-hour time limit from 8:00 am to 5:00 pm or, if the EV Parking Space is located at a District facility, during the operating hours of the facility
- There is a fee for using a District EV charging station, as set out in Fees Bylaw

PROPOSED MANAGEMENT APPROACH - IMPLEMENTATION

Fees Bylaw amendment:

- Establish fee of \$1 per hour for use of District EV charging station

Ticket Bylaw amendment:

- Establish \$30 fine for:
 - Parking non-EV in EV Parking Space
 - Exceeding 3-hour time limit

MANAGEMENT POLICY

- Clear responsibility for tasks associated with operating charging stations
- Ongoing monitoring of charging station demand and adjustment of user fees as needed
- Revenue from user fees used to cover the costs of operating the charging stations, including
 - Charging station annual Global Management Service fees
 - Electricity
 - Maintenance + repairs
- Revenue left over after paying costs to be used for climate action



Thank you!

**FOR MORE INFORMATION,
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