

MINUTES
PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Held at Saanich Municipal Hall, Council Chambers
October 14, 2021 at 5:38 pm

Present: Councillor Zac de Vries (Chair), Brittany Higginson, Sonja Cunningham, Shawn Steele, Doug Pascoe, Lisa Gunderson, Peter Rantucci, Richard Michaels.

Staff: Cameron Scott, Manager of Community Planning; Pam Hartling, Senior Planner (Community Planning); Nadine Kawata, Planner (Community Planning); and Megan MacDonald, Senior Committee Clerk.

Regrets: Sophia Baker-French.

MINUTES

MOVED by D. Pascoe and Seconded by P. Rantucci: "That the Minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held May 13, 2021 and June 10, 2021, be adopted as circulated."

CARRIED

CORDOVA BAY DRAFT LOCAL AREA PLAN

The Senior Planning of Community Planning presented information on the Cordova Bay Draft Local Area Plan (LAP) which was previously presented to the committee. The following was noted:

- On June 10th, 2021, Planning presented the Proposed LAP to the committee, highlighting areas of interest. A discussion with comments and questions from the committee followed. Quorum was not reached during the meeting, therefore the committee was unable to make a formal motion to Council.
- After approval of the Housing Strategy in August 2021, staff were directed to refer the Proposed LAP to committees for comment as it relates to the Housing Strategy.
- Staff provided a presentation to show the alignment of the Proposed LAP with the Housing Strategy. The LAP contains strong policy support for implementing the seven focus areas of the Housing Strategy.
- Focus area 1 relates to Affordable/Supportive Housing. This policy is supported in the Draft LAP by a non-market housing project on the Saanich owned parcel on Doumac Avenue, providing support for churches to build housing on institutional parcels and support for affordable/non-market housing on the Trio site.
- Focus area 2 relates to rental housing. The LAP encourages rental housing in areas of high home ownership, particularly where the need is the greatest, for example those in the range of "very low" to "low to moderate" income.
- Focus area 3 relates to policy support to expanding housing diversity and supply. The Draft LAP supports new housing in the Village, the new Ridge node, and the Trio site. The Village Plan was completed and the Village area (and number of lots within) was expanded. The LAP also supports neighbourhood infill by allowing duplex/triplex on regular residential lots, as well as four-plex on corner lots.
- Focus area 4 relates to reducing barriers to housing development. The LAP supports this with policy for reducing parking standards to one per dwelling unit during the redevelopment process. The LAP also supports a review of bylaws and procedures to

make housing projects that are supported by policy easier to achieve, such as infill in single detached neighbourhoods.

- Focus area 5 relates to strengthening partnerships in housing, which is supported specifically with local churches, non-profit housing organizations and First Nations.
- Focus area 6 relates enhanced community engagement. The Local Area planning process (updating LAPs) has provided an excellent opportunity to educate the public on housing needs in Saanich, to raise awareness of issues, to build support and community capacity through extensive consultation and input opportunities.
- Focus area 7 relates to Understanding housing demand and addressing land speculation, this focus area is best addressed at District-wide level, although the Draft LAP does provide an opportunity for community education and discussion.
- Over time, Saanich may adopt policies or practices in support of housing diversity and supply that go beyond (or even conflict with) LAPs. OCP amendments will be proposed to keep LAPs up to date, with an evaluation happening every 5 years.

The following was noted in response to questions and comments from the committee:

- There were extensive opportunities for public input during the creation of the plan.
- Staff reviewed the land use designations to ensure they were economically viable.
- The LAP is in alignment with the Housing Strategy, as well as the Official Community Plan. The proposed density is appropriate for the size and location of this community.
- Underground parking is financially feasible if a building is 4 or more floors.
- Greenspace and maintaining the large trees are important to this community.
- There is interest in explicitly stating 6-plex or 8-plex housing for possible infill in the Village and Ridge land use designated areas.

Motion: MOVED by D. Pascoe and Seconded by R. Michaels: “That the Planning, Transportation and Economic Development Advisory Committee recommends that Council support the Proposed Cordova Bay Local Area Plan, with the following additions:

- **That 6-plexes and 8-plexes be specifically included as possible building types in the Village Attached land use designation, and**
- **That the Cordova Bay Local Area Plan be monitored on a regular basis.”**

CARRIED

HOUSING STRATEGY: MONITORING AND EVALUATING PROGRESS

The Planner (Community Planning), presented information on the recently approved Housing Strategy (PowerPoint on File), and approaches to monitor and evaluate progress. The following was noted:

- The core content of the Housing Strategy is organized into four main elements:
 - Guiding Principles establish values and a vision for implementing the strategy;
 - Seven focus areas set the overarching goals to address housing needs;
 - Twenty-two strategies provide direction for achieving the goals of each focus area;
 - Seventy-three actions support the overall strategy, with detailed prioritized actions for achieving each strategy.
- The seven focus areas were described, including strategies and prioritized actions.
- The implementation and monitoring process are critical to long term success.
- It is intended that the strategy will be addressed within a 10-year timeframe, the pace that actions are implemented is dependent on Council direction and resources made available through the Strategic Planning and budgeting process.
- It is important to recognize that the Housing Strategy is a significant undertaking with

a large number of actions. Twelve actions were identified as being the most impactful for improving housing conditions, they will be prioritized first during implementation.

- A supplemental report will be provided to Council in the near future, with information on the financial implications associated with the Strategy. This will allow Council to make informed decisions on the long-term allocation of resources.
- A critical component of the Housing Strategy will be to regularly monitor housing and development data, demographic, community trends, and senior government policies and initiatives which may influence or impact housing information.
- The monitoring process will include annual progress reports, which consider housing projections and demand estimates based on the Housing Needs Report (HNR).
- Annual progress reports will evaluate progress on implementation of the Housing Strategy and present relevant housing data and analysis.
- The annual progress report will include progress on the outlined Housing Strategy actions, updates on related Saanich and regional initiatives that address housing and housing related outcomes, progress towards meeting demand estimates, look at overall housing trends and key indicators, which are currently being determined.

The committee was asked to comment on any other potential indicators to help monitor progress and improve housing conditions, as well as potential resources to support measuring these indicators. The following was noted during discussion:

- Many residents face unique barriers to access housing, it would be helpful to have a liaison person from organizations who help those facing barriers. This would augment objective sources with subjective sources and apply an equity lens to the process.
- Consultations with organizations who assist new immigrants, social cultural communities, minorities and marginalized people seeking housing are necessary.
- The Greater Victoria Vital Signs Report could be a valuable resource for information about housing. It is an annual report and indicator on various populations.
- There could be data metrics integrated within the development permit process, such as a summary sheet to track units, such as how many units and if they are market or non-market. This would make it easier to monitor the status of various applications.
- The Development Process Review will identify efficiencies in tracking new builds.
- BC Statistics will be a valuable resource for statistical data.
- Metrics on different types of housing would be beneficial, such as pet friendly housing.
- The number of BC Housing projects which are approved or in progress may affect the number of affordable housing units. If there are not any new projects being proposed it may be an indicator that more could be done to promote affordability.
- The cost of housing may continue to rise even if we meet demand.
- Considering the data of other municipalities will help contextualize our information.

DOUGHNUT ECONOMICS

Due to time constraints this item was not discussed. Doughnut Economics will be included for discussion on a future agenda.

ADJOURNMENT

The meeting adjourned at 7:07 p.m.

NEXT MEETING

The next meeting date is to be determined.

Councillor de Vries, Chair

I hereby certify these Minutes are accurate.

Committee Secretary