



Cadboro Bay

LOCAL AREA PLAN

Online Village Housing Session

June 22, 2022



AGENDA

- 7:00 pm Welcome
- 7:10 pm Presentation – Context and Workshop Results
- 7:45 pm Q & A
- 8:50 pm Summary, Survey and next steps
- 9:00 pm Adjournment

Ground Rules

1. Maintain a respectful dialogue
2. Ask questions through typing in a comment in chat
3. Preference to questions from new participants – please add “NP” before your question in the chat
4. Opportunity to ask questions verbally at the end
5. Keep mics muted unless prompted by facilitator

Presentation Overview

1. Highlight where we are in the Local Area Plan update process
2. Provide background on community housing context
3. Share opportunities and challenges to achieving potential new housing in Cadboro Bay
4. Provide a summary of key ideas emerging from the June 11 Village workshop
5. Q&A / Discussion

Why we Are Here

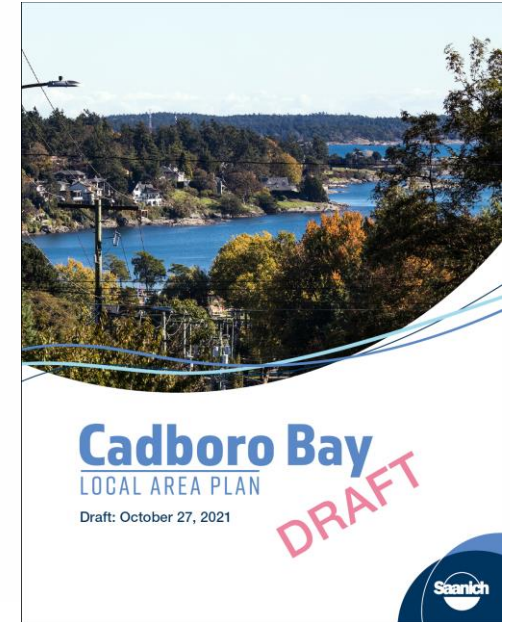
- Direction given by Saanich Council as part of Draft Plan review
- Explore options for expanding the Village Centre to accommodate a broader range of housing options
- Specific areas of exploration are purpose built rental housing and housing accessible to a broader range of incomes
- Part of a broader process to update the Cadboro Bay Local Area Plan

Draft Cadboro Bay Local Area Plan



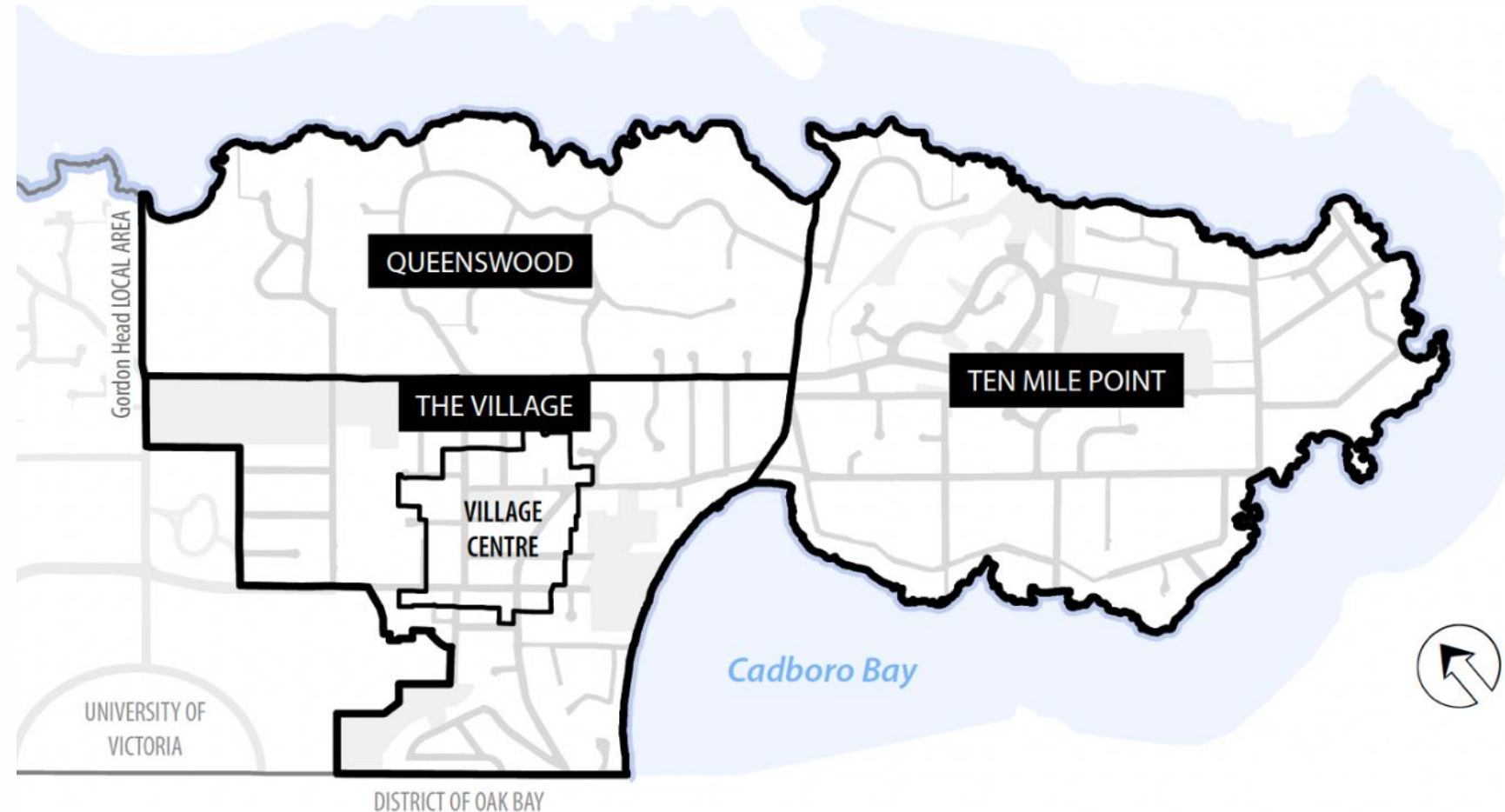
Local Area Plan Update – Process to Date

- Multi-year process undertaken to develop update of Local Area Plan
- Guide change in area over next 20-30 years
- Draft Plan presented for public feedback in November 2021

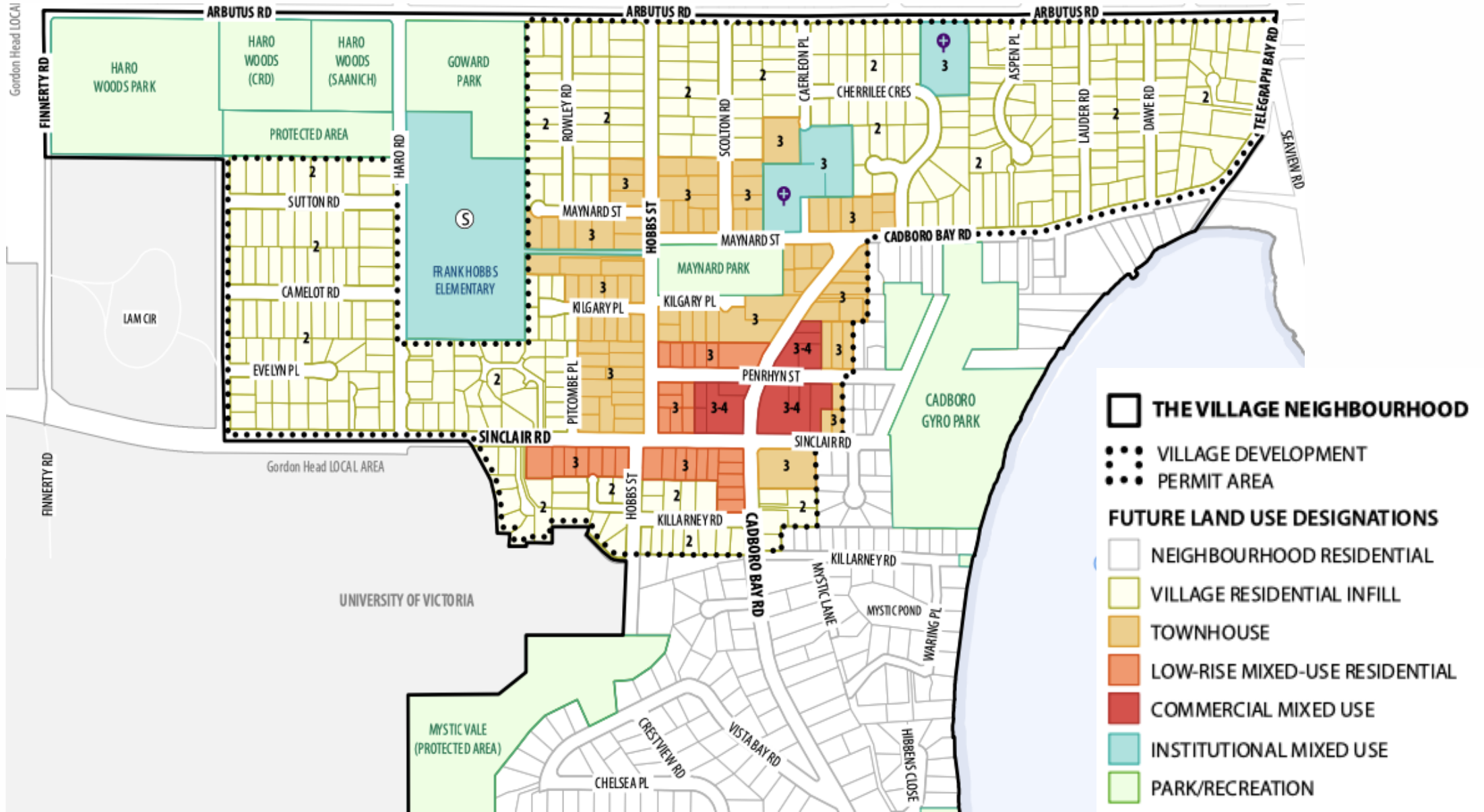


Cadboro Bay Local Area

- The Village Neighbourhood (includes Village Centre)
- Queenswood Neighbourhood
- Ten Mile Point Neighbourhood



Draft Plan Land Use Concept (Village)



How Land Use Directions in Plan are implemented

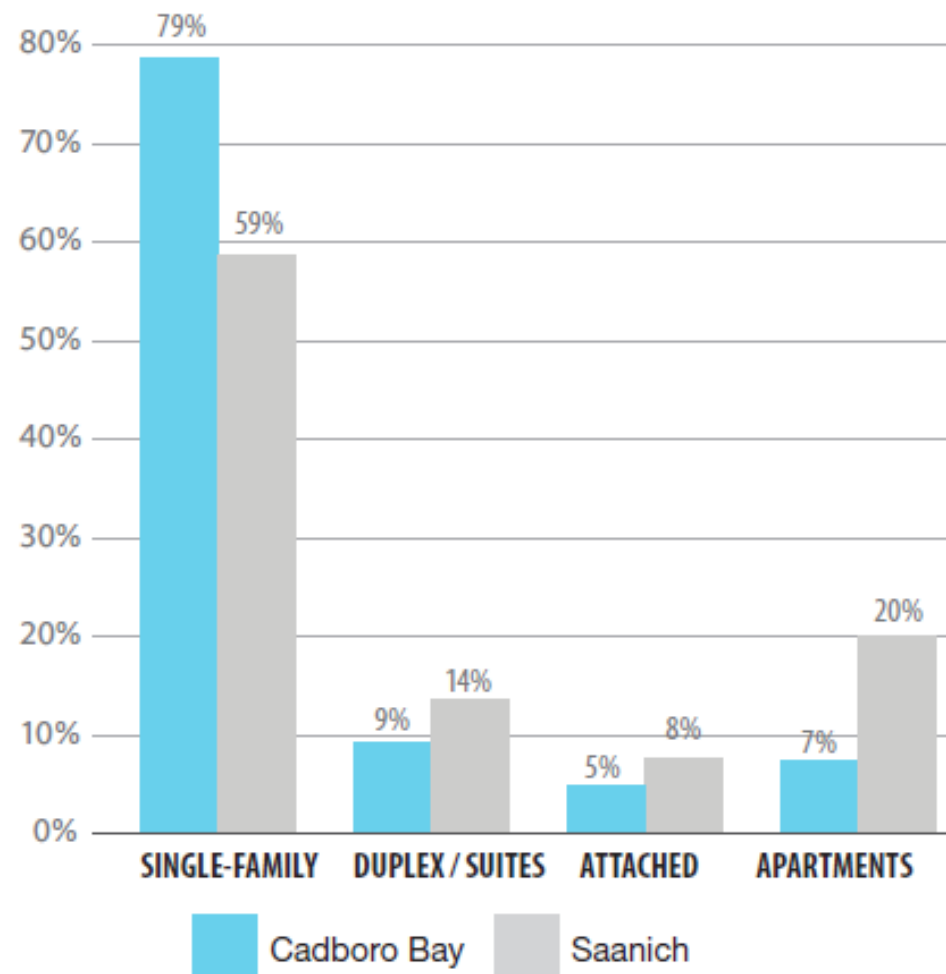
- Plan provides clear “policy” on what land use and building height is supported on individual properties
- Change only happens when initiated by a property owner
- Rezoning with public / Council process is required
- Design guidelines address form and character of new development

Community Housing Context



Cadboro Bay Housing Context

- Limited diversity of housing types
- 10% of residents are renters (primarily in secondary suites)
- No social housing
- Lower number of households with children
- Limited options to age in place especially affordable options
- Lack of workforce housing



Saanich Housing Context

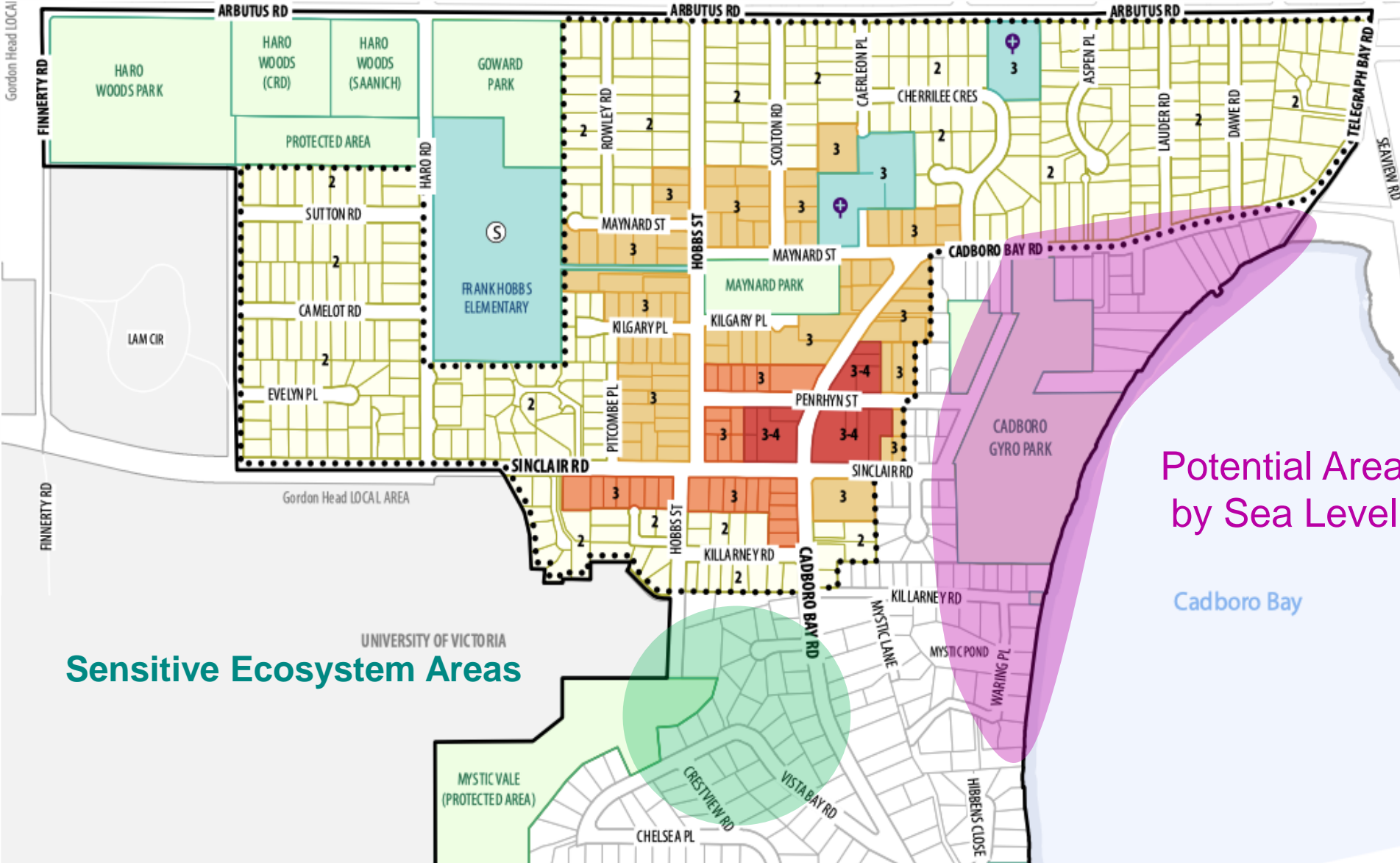
- Approximate annual demand of 600 units per year
- Limited housing options for low to moderate incomes
- 47% of future demand is for rental housing
- Housing Strategy completed in 2021 with focus on affordable and supportive housing, rental housing and housing diversity and supply



Opportunities and Challenges



Land Use Considerations

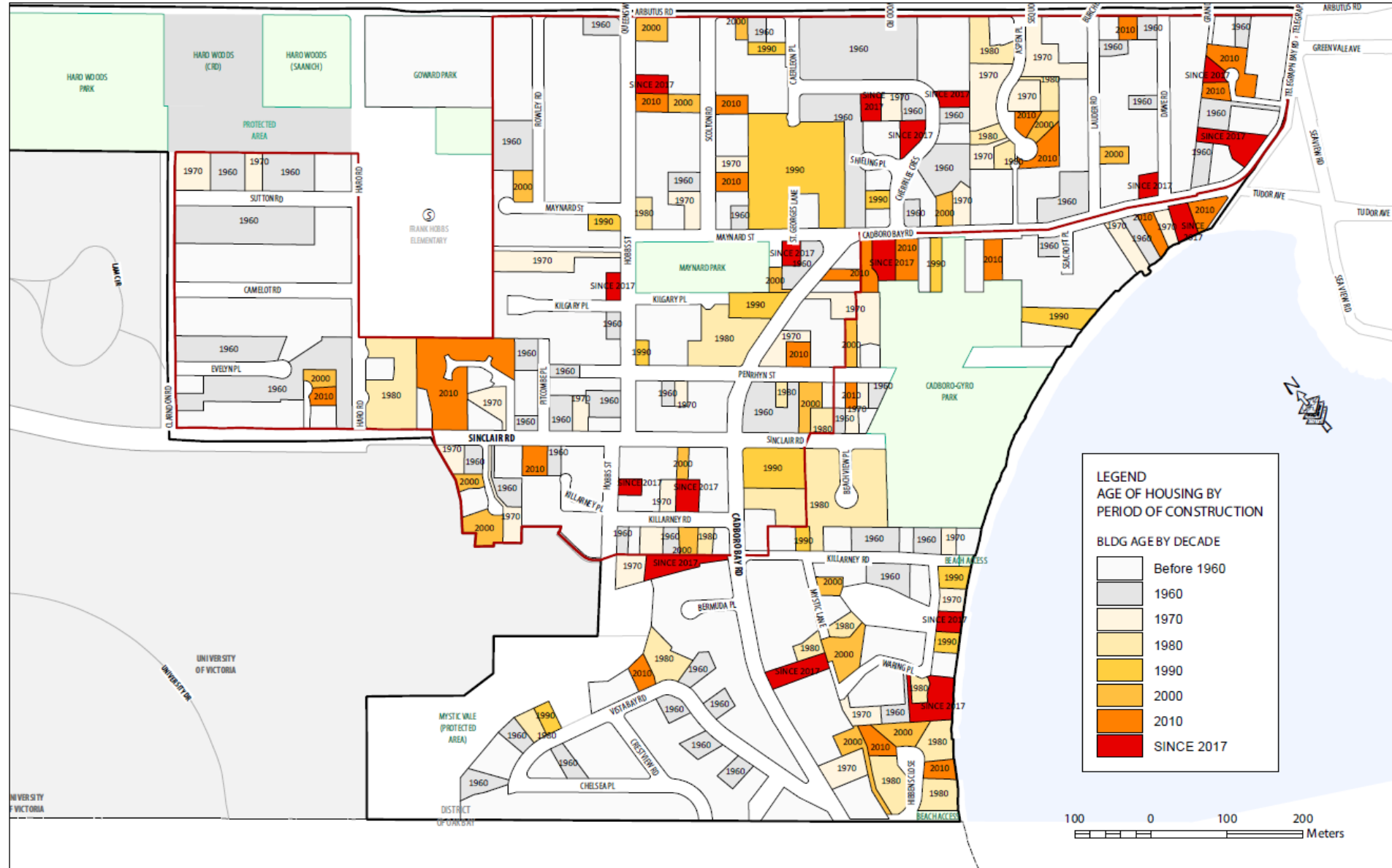


Potential Areas Impacted by Sea Level Rise

Cadboro Bay

Sensitive Ecosystem Areas

Land Use Considerations



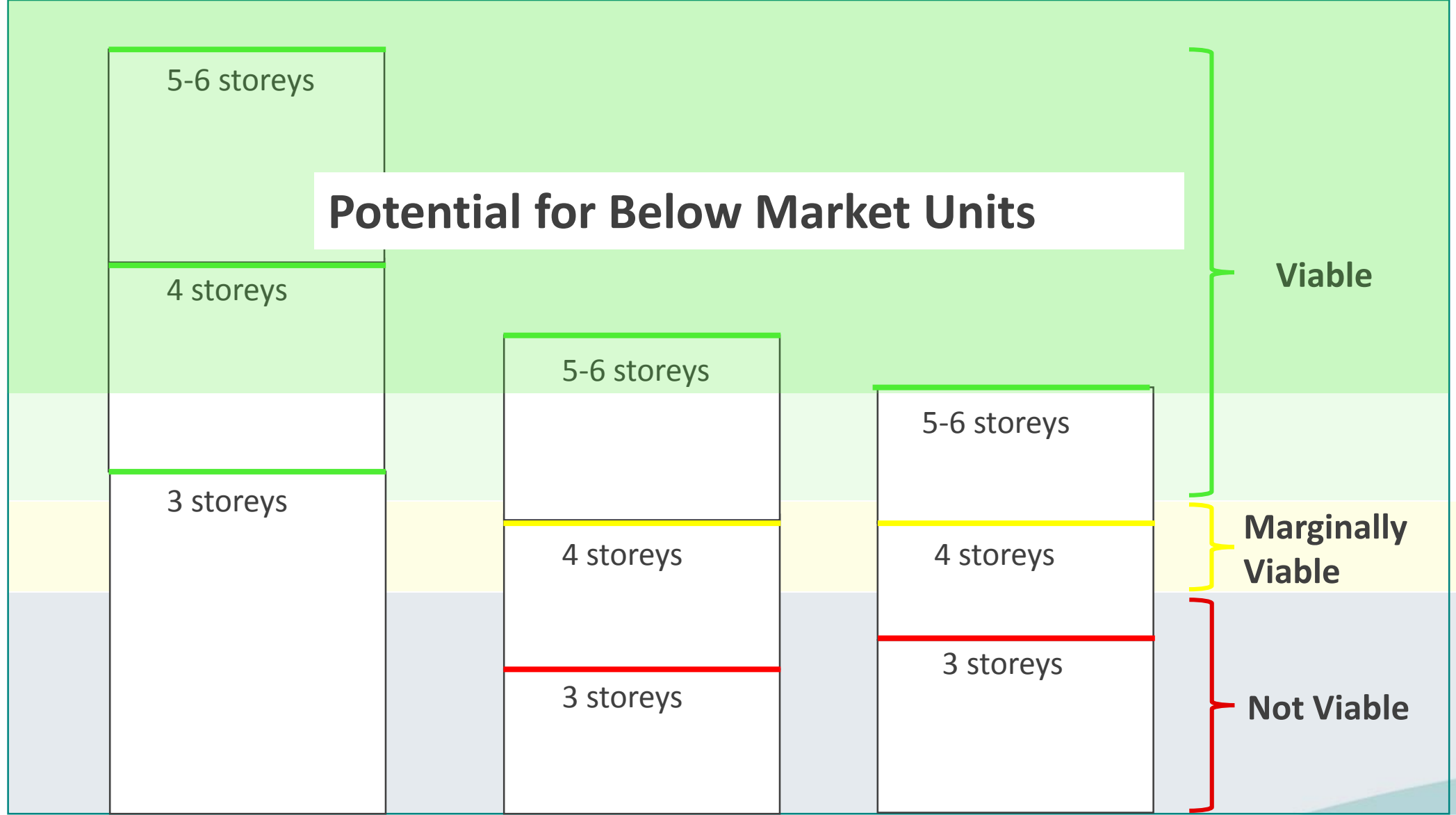
Development Economics

- New development would likely all be accessible to households with very high incomes
- Unlikely that purpose built rental would be developed under Draft Plan policies
- ~\$200,000 household income required for typical townhouse unit
- ~\$185,000 household income required for typical condo unit
- Land cost and parking requirements impact viability

Land Value (per acre)

\$18m
\$12m
\$6m
\$0

Potential for Below Market Units



Condo (for sale)

Mixed-use Condo
(commercial on
ground floor)

Rental

Viable

Marginally Viable

Not Viable

Workshop Results and Areas for Discussion

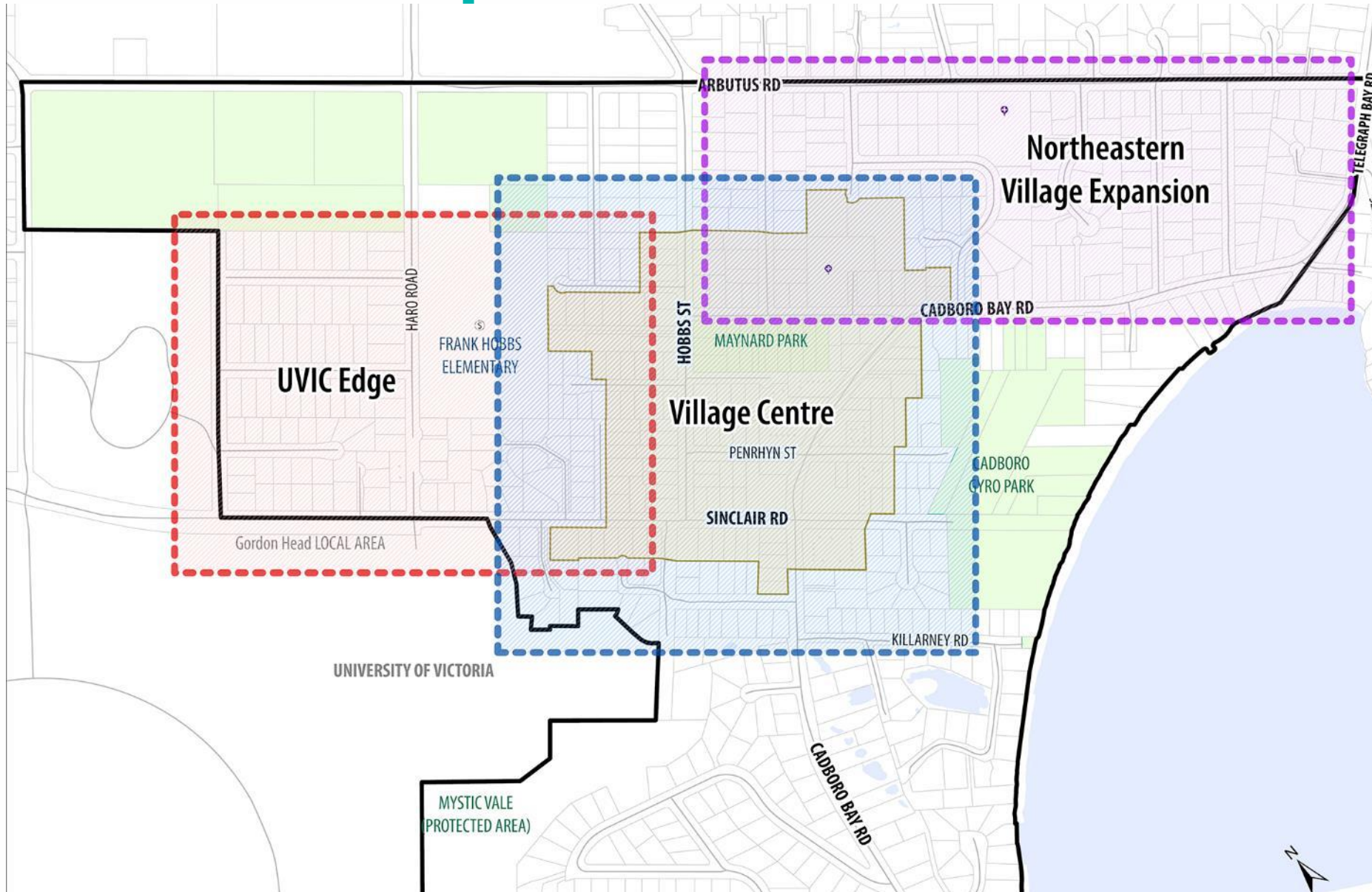


Workshop Overview

- **Purpose:** Explore opportunities to provide more of a diversity and choice of housing opportunities including rental and below market housing in Cadboro Bay Village area.
- 120 attendees
- 9 tables each developed a concept based on 4 alternatives in three areas of the Village



Areas of Exploration



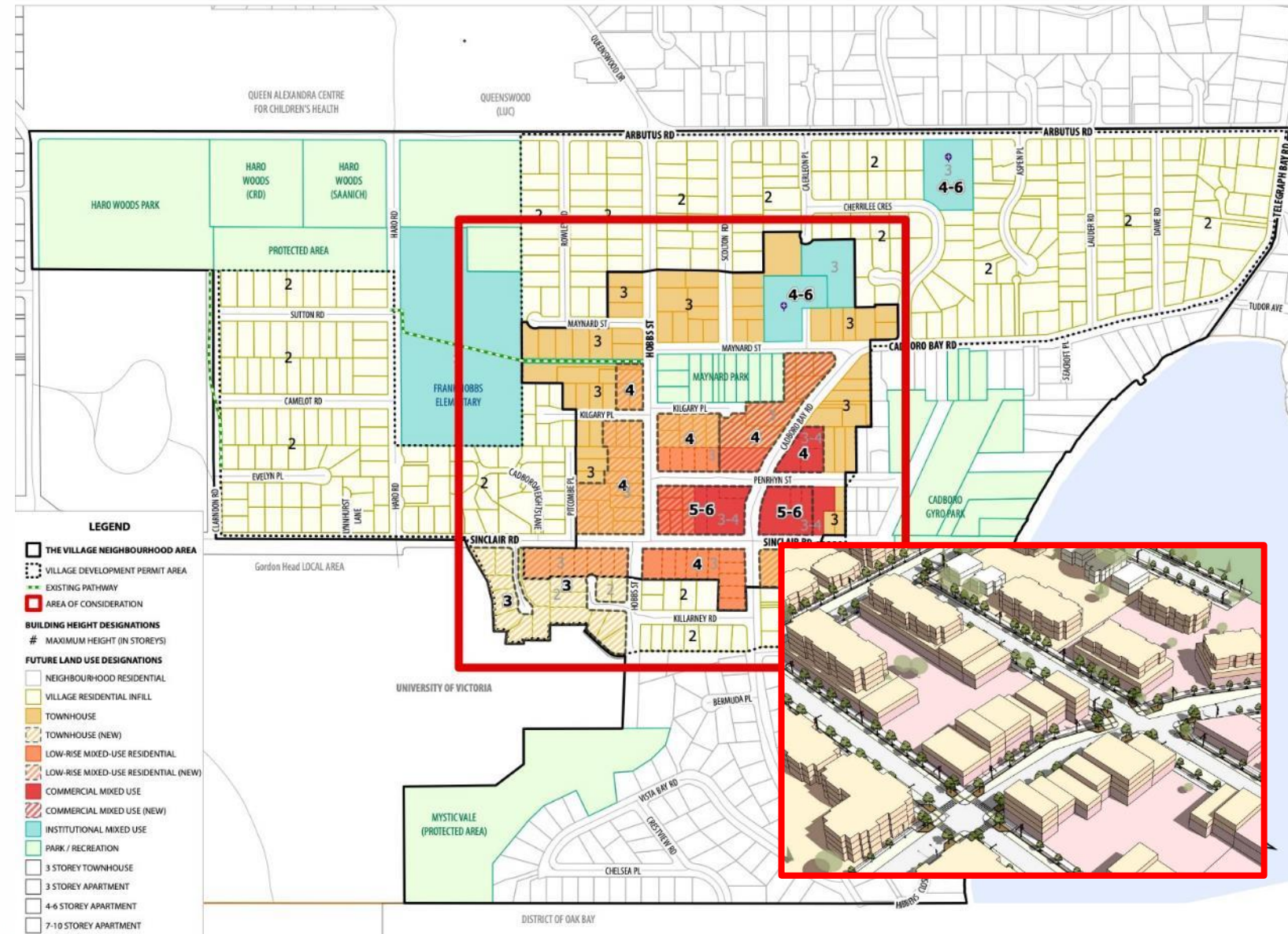
Option 1a: Village Core Increase

Key Features

- Maintain Village centre geography and expands northward
- Increase density and height on central parcels
- Hobbs Street focus – expand commercial area to Hobbs
- Expand commercial core by 1/3, more space for commercial uses
- Maynard Park as a central focus
- More 4 storey multi-family buildings
- Added height to church sites (increased non-market housing opportunity)

OPTION 1a: VILLAGE CORE INCREASE

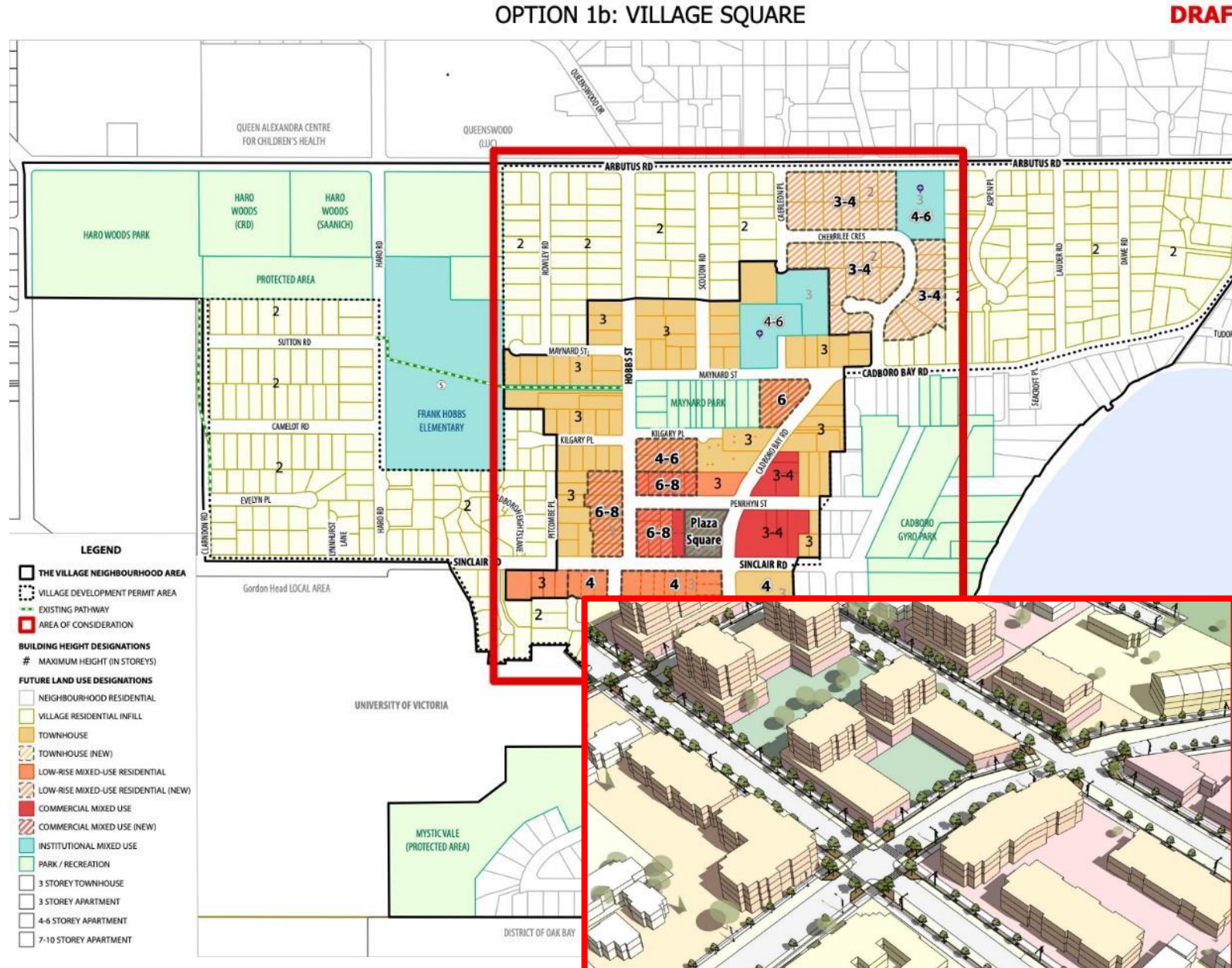
DRAFT



Option 1b: Village Town Square

Key Features

- Shifts the Village core to Hobbs Street
- Hobbs and Penrhyn as main focal point for density
- Central square/plaza on Cadboro Bay Road (Penrhyn to Sinclair Road)
- Added height to church sites (increased non-market housing opportunity)
- More capacity for housing near church sites
- Square on private property may be challenging to achieve (density transfer?)
- Improved walkability and public spaces
- Creates a focal point in Village (pedestrian focus)
- More suited to underground parking and associated increase in costs

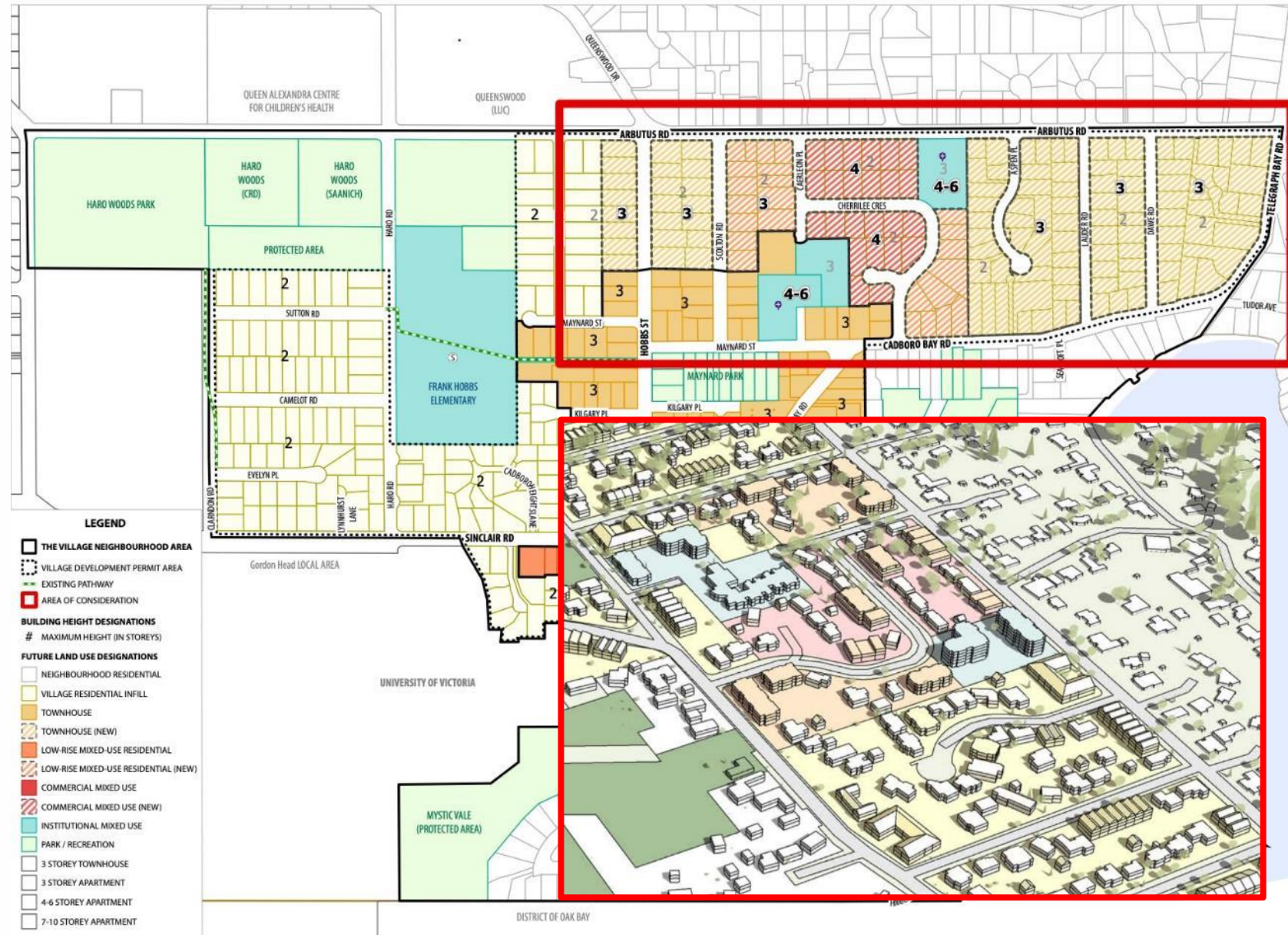


Option 2: Village Expansion

Key Features

- Church sites as focal point (increased non-market housing opportunity)
- Slope can mitigate impacts of height (in this enclave)
- Better linkage to institutional lands and green spaces
- Less housing potential than other options
- Integrated with institutional units
- Could be well-suited to the needs of seniors and young families

OPTION 2: VILLAGE EXPENSION



Option 3: University of Victoria Edge

Key Features

- Development closer to existing / proposed development at UVic
- Sinclair as a continuous connection / avenue housing area - within walking distance to Village Centre
- Plateau area, flat terrain, and older housing stock
- Proximate to amenities (school / parks) - suitability for family-oriented housing
- Tucked away from core village area
- Can potentially connect to the UVic road network
- Village intensity is moved northward
- Limited development constraints
- Potential for student housing adjacent to UVic (6-10 storeys)

OPTION 3: UNIVERSITY OF VICTORIA EDGE

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Workshop Feedback Themes

Common points / ideas from the 9 tables:

- Strong support for original Draft Plan
- Preference for housing up Sinclair / UVic Edge area
- Maintain Village character / centre
- 6 - 8 storeys is too high
- Would like MF housing to look like single family residential
- More secondary suites and garden suites
- Have design guidelines to ensure fitting/invisible density
- Emphasis to keep the Cadboro Bay Village character

What we DO NOT WANT...

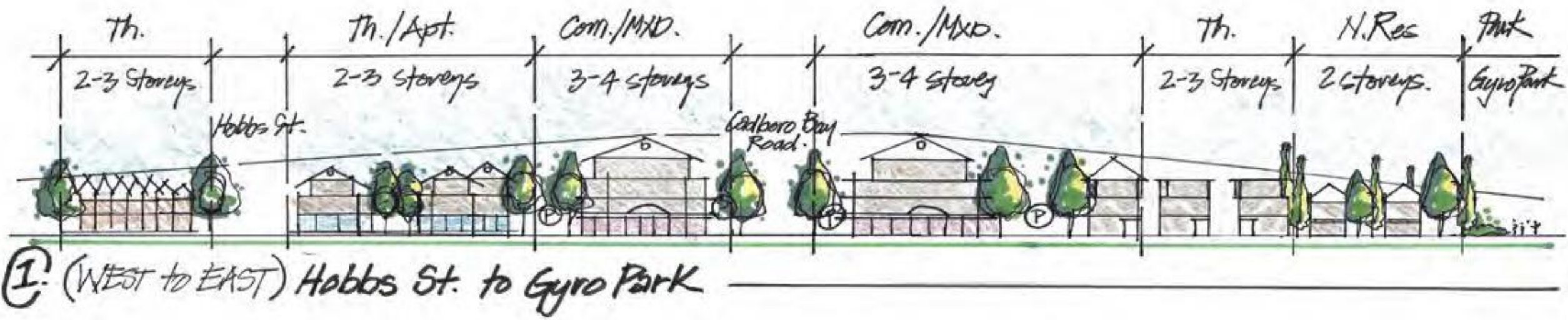
- Ignore Draft Plan (best option to adopt and time well-spent)
- Don't want/need more density, Cadboro Bay is not a good location to put more density (end of road area, earthquake prone)
- Lose the Cadboro Bay Village character and seaside neighbourhood vibe
- Negatively impact traffic flow and transportation
- Create a tall building wall along the street, pressed to the street, not pedestrian
- Impact the natural environment, creeks and migratory bird patterns
- Lose parking
- More than 3-4 storeys (but could consider increased height in UVIC edge area)
- Luxury rentals
- Become like Uptown, Shelbourne, McKenzie, Langford, Vancouver, Toronto ..

“Don't Change Cadboro Bay, Let Cadboro Bay Change You”

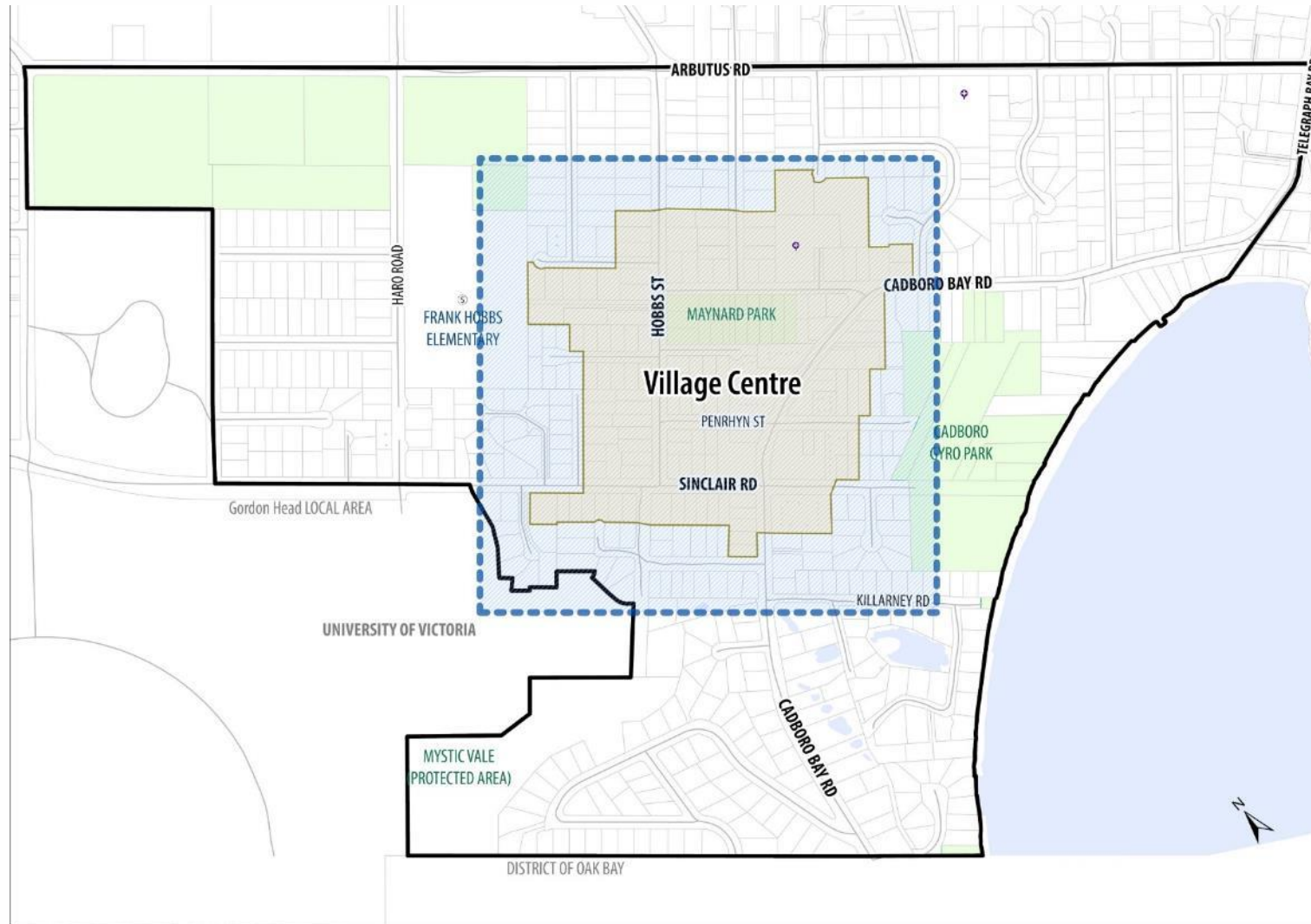
We Want...

- Many are in favour of added height/density in area north near UVic and on church sites.
- Provide for well integrated sensible density with added amenities, design guidelines to ensure taller buildings are stepped/tapered and fitting with the Village character and relationship to the pedestrian realm.
- Pedestrian/green connection to the Village Centre and amenity spaces.
- Better and safer walkability for seniors and families with young children.
- Support 4 storeys and some support up to 6 in area close to UVic (but don't want a concentration of tall buildings)

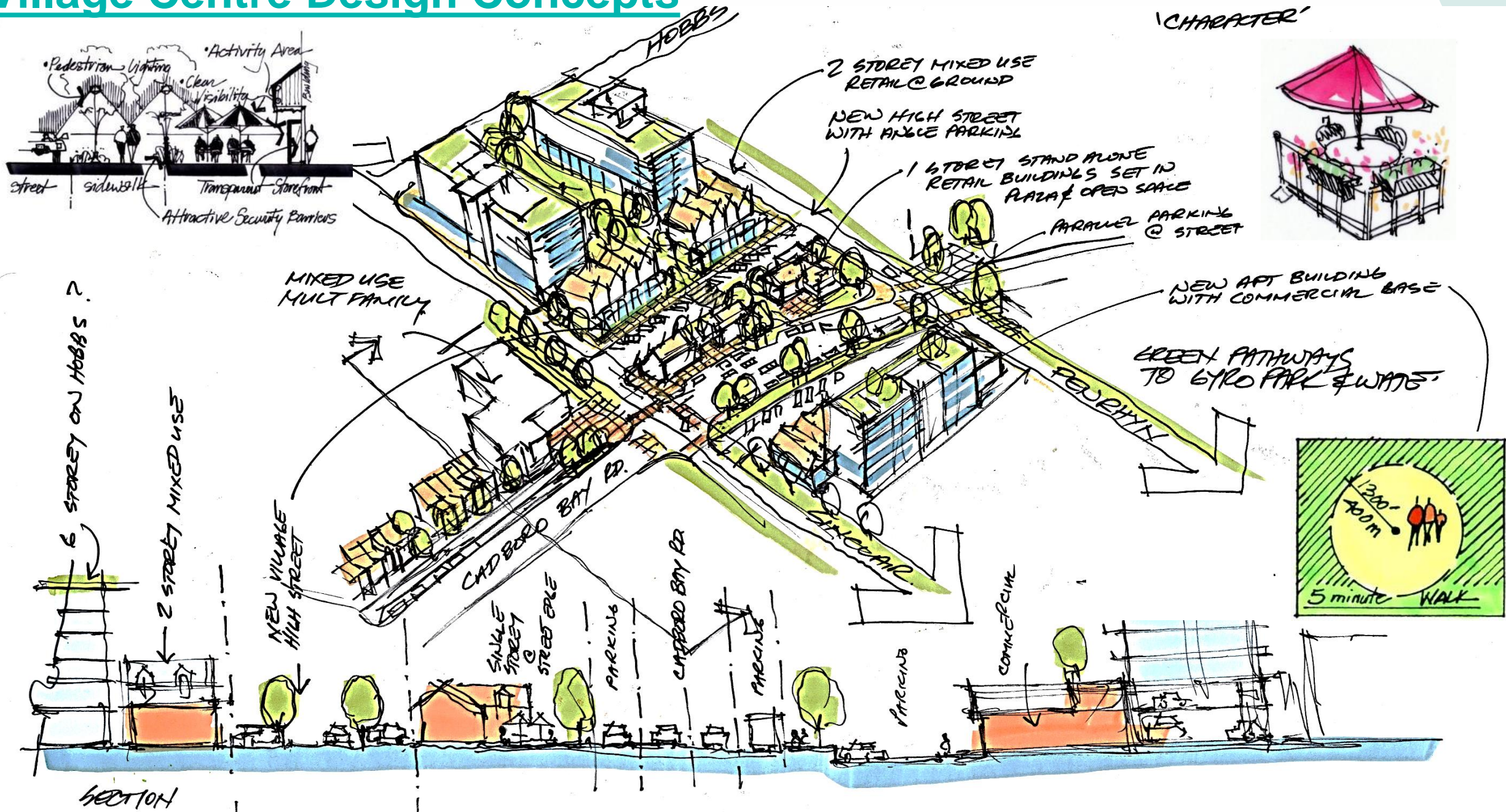
Emerging Concept Ideas: Back to the Future: Village Neighbourhood



1. Village Centre

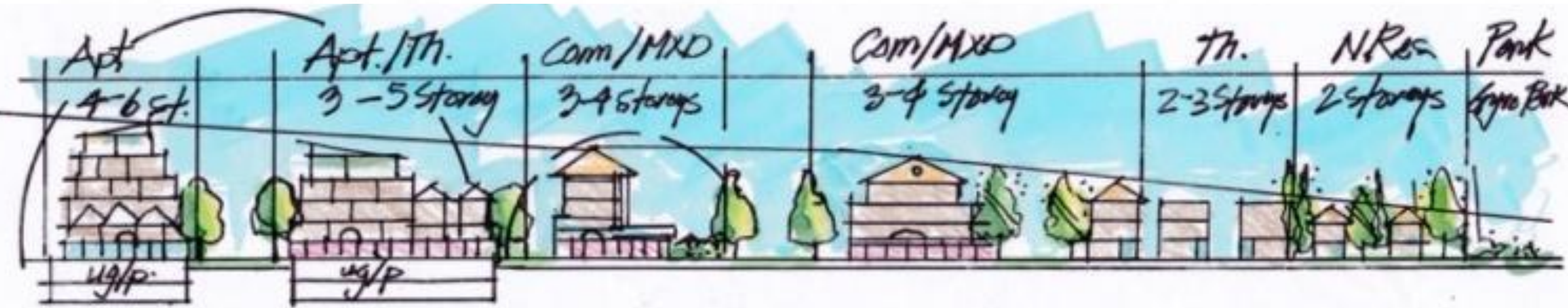


Village Centre Design Concepts





① (WEST to EAST) Hobbs St. to Gyro Park



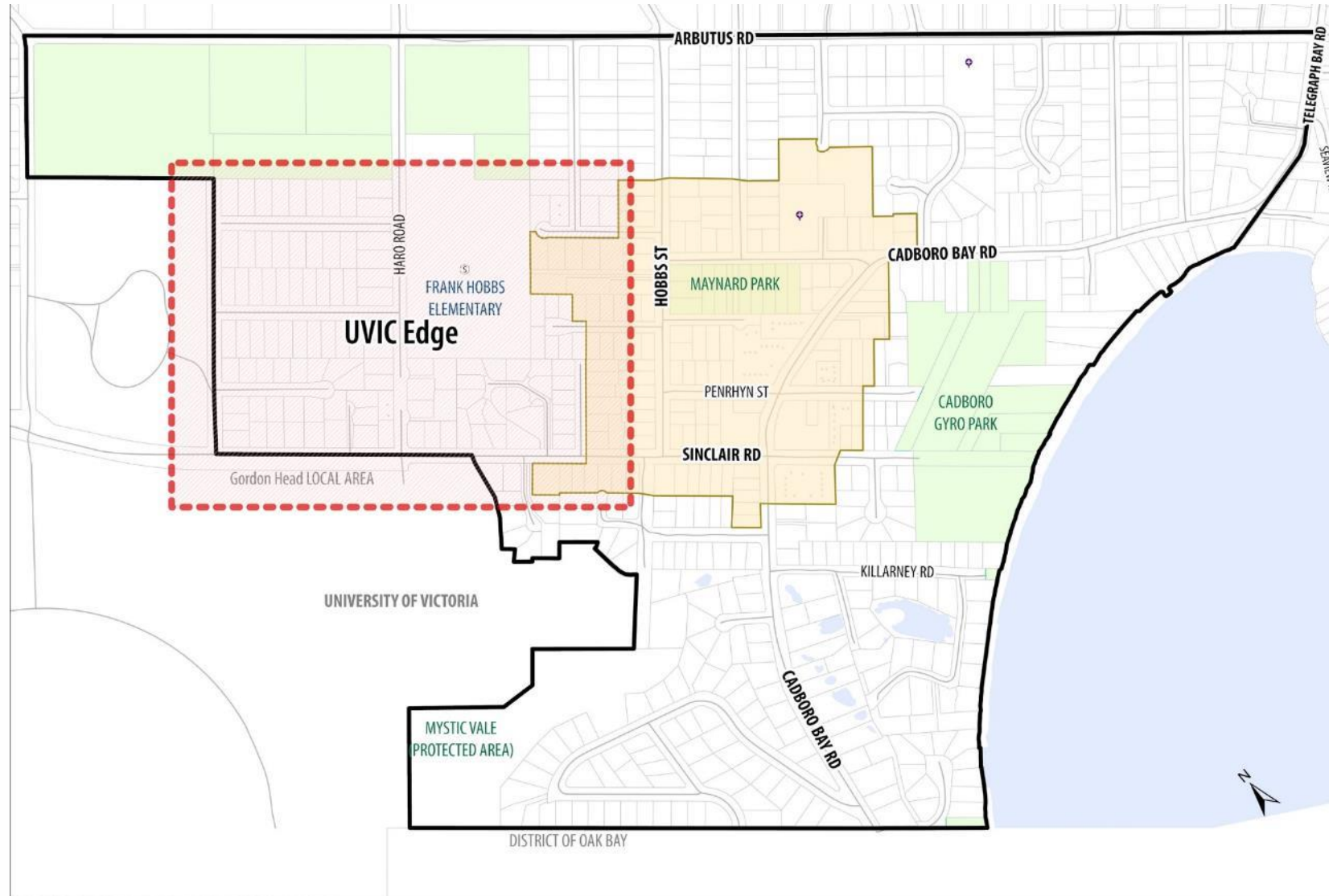
ALTERNATIVE: More density towards Hobbs St./Maintain Low Village Centre profile

Village Centre Design Concepts





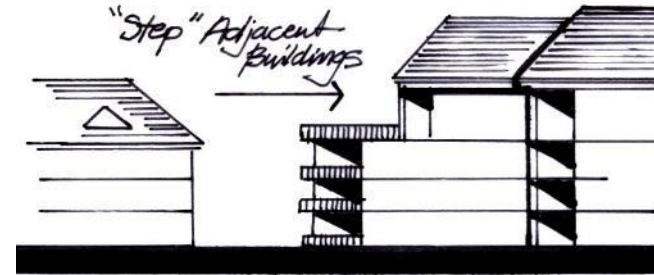
2. UVIC Edge



Diversity of Low-Scaled Apartments



3 Storey Apartments u/g parking

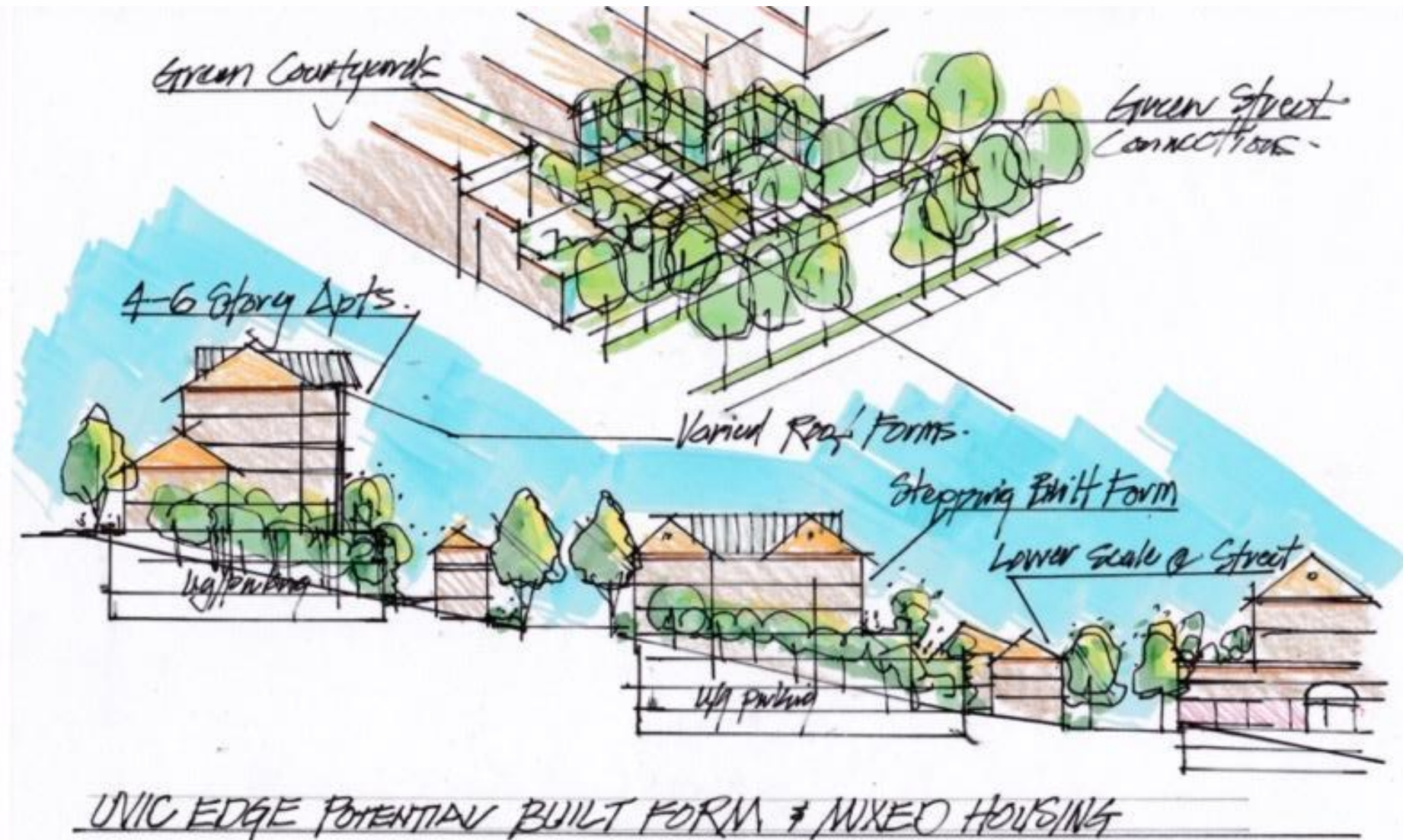


3 Storey Mixed Use (first floor commercial + 2 floors residential u/g parking)

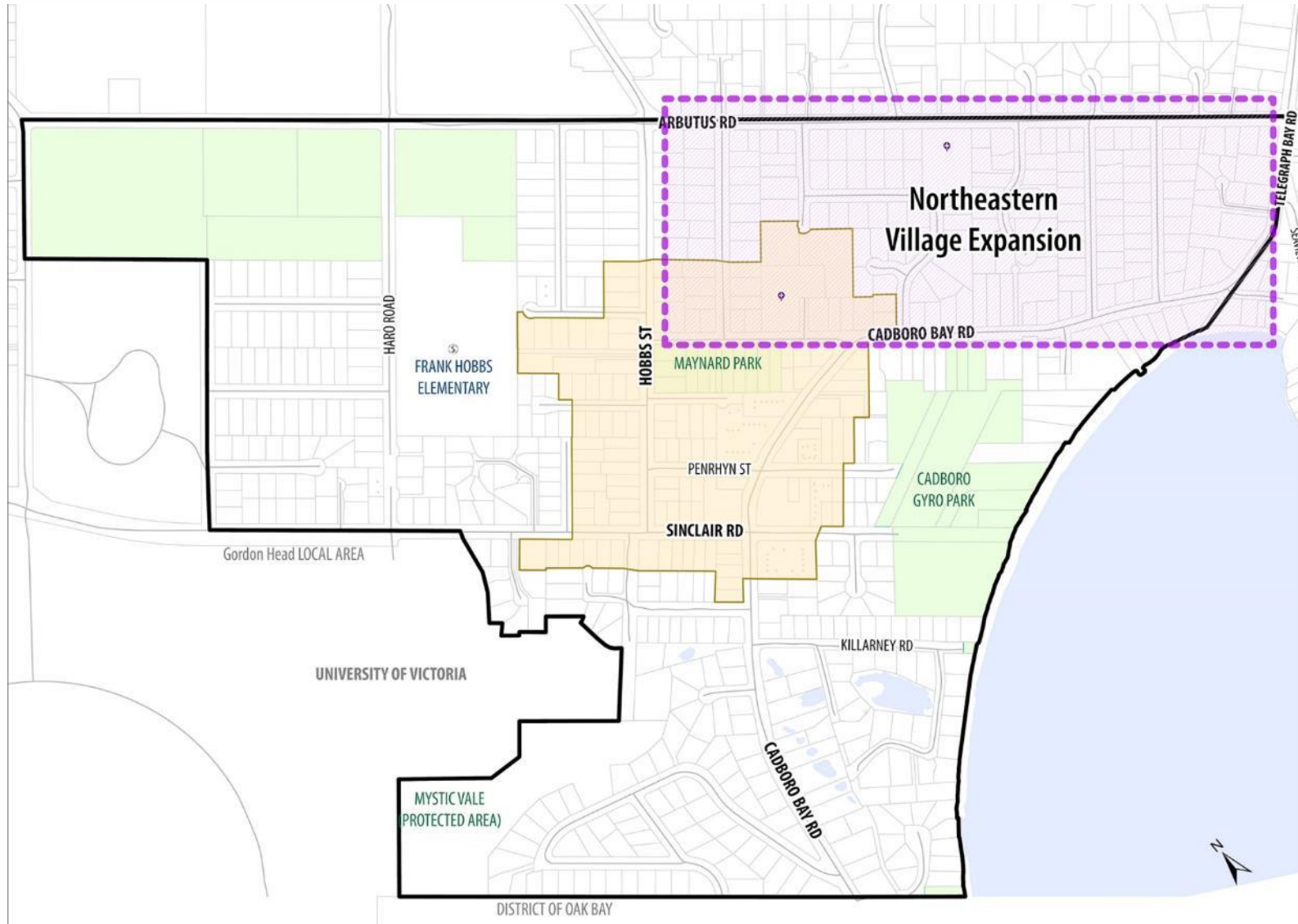


4 Storey Apartments u/g parking

UVIC EDGE SLOPE MIXED HOUSING



3. Village Expansion



Diversity of Duplexes and Others

- Opportunity for "invisible" or "soft intensification"
- Duplex, Triplex, 4-Plex (2-4x Density with similar form and massing of existing housing)
- Mortgage helper and more affordable housing integrated seamlessly into neighbourhood
- Low profile alternative with minimum disruption to character



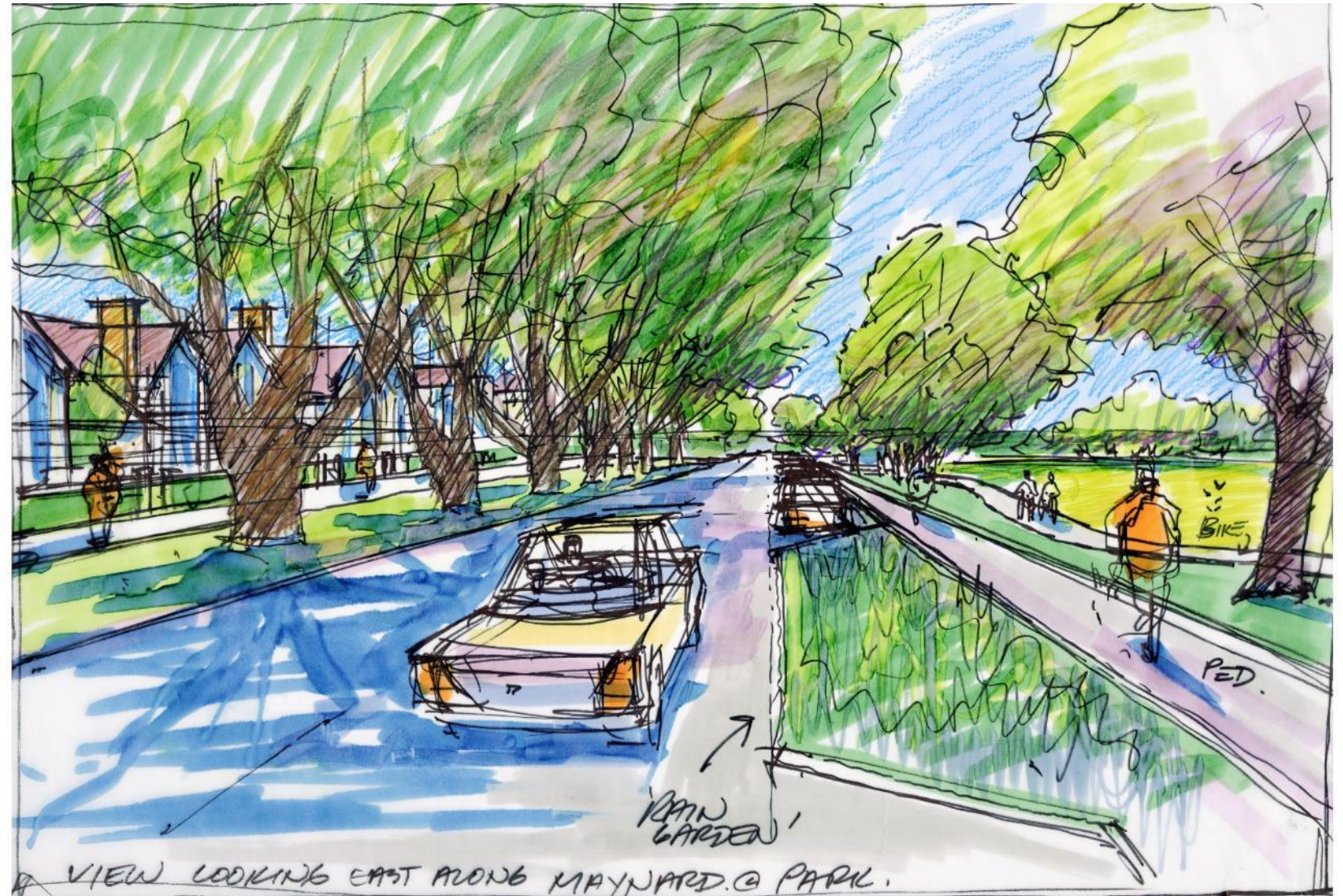
Courtyard Cottages

- Retain and improve the streetscape
- Retain mature trees
- Generally smaller homes for different demographic mature adults, singles, and others
- Central open space for local community gathering
- Low profile homes intensification that are generally more affordable due to reduced size and outdoor parking

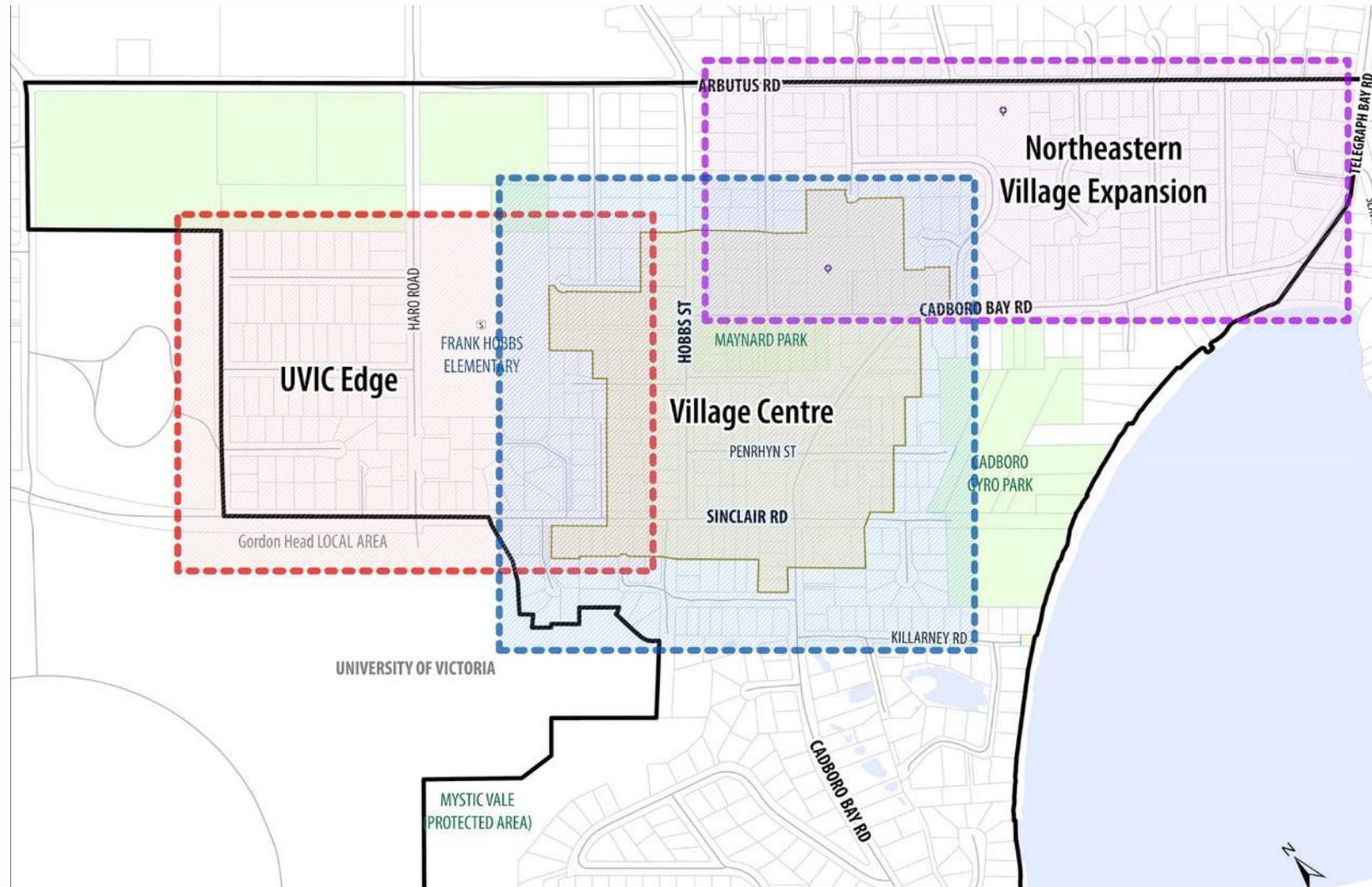


Maynard Park Townhomes

- Retain and improve the streetscape
- Retain mature trees
- Improve the park edge with a pathways and traffic calming bulge with pocket parking
- Character of townhomes and setbacks in character with current street (yards and gable-end homes with similar scale and proportions)P



4. Universal Application

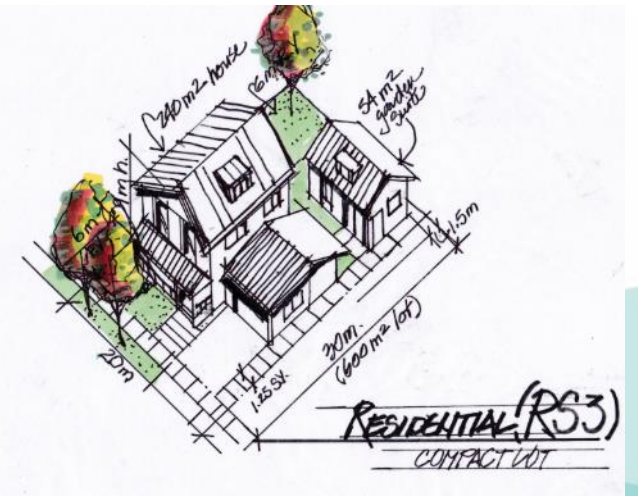


Garden Suites/Coach houses + Suites

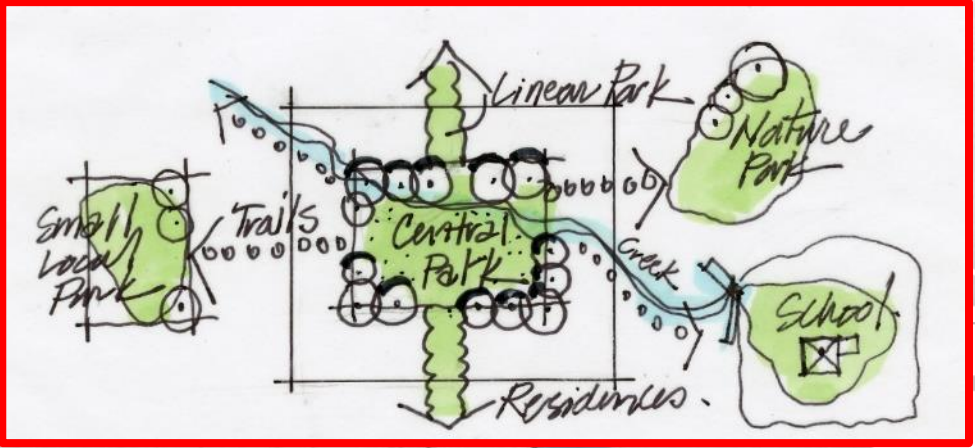
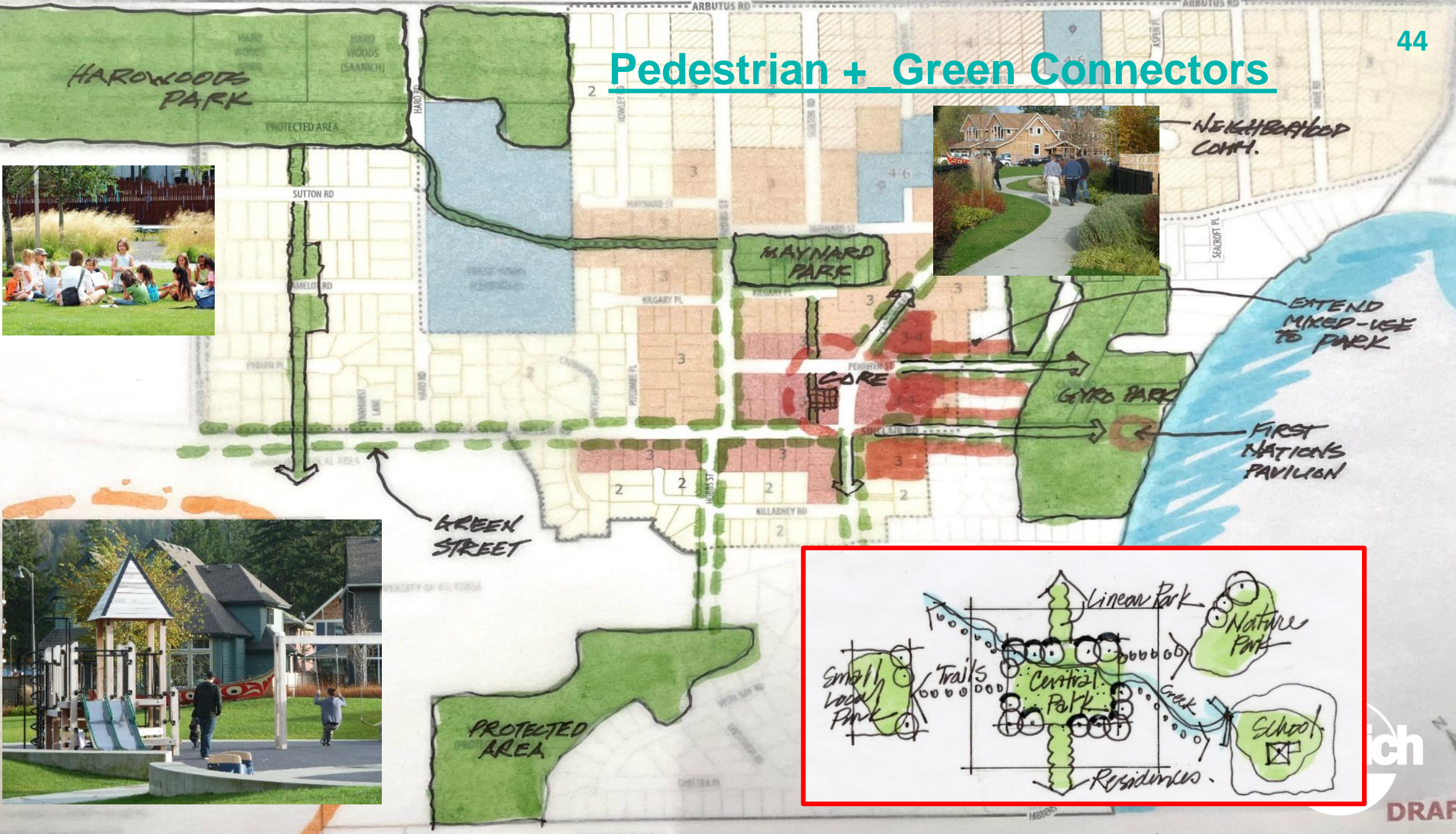
- **Difference from existing policy:** Both secondary suites and garden suites/coach homes on same lot (3 x density potential)
- Can be front street accessed also with appropriate parking allocation
- Mass should be smaller than main house
- Parking provided on property
- Form and character follows character of main house
- Maximum area and height for additional unit



Coach Homes on lanes w/parking on ground and living above



Pedestrian + Green Connectors



Summary: Housing Policy + Design Guidelines



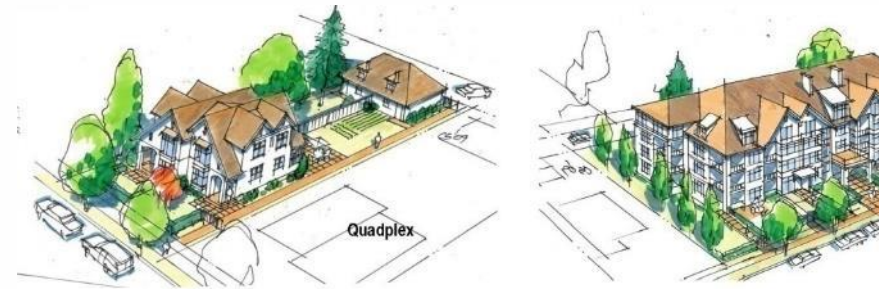
POLICY

- Diversity + choice of housing in size, tenure, and type
- Height limits with bonuses based on rental and other diversity of housing
- Green and amenity enhancements
- Gentle densities core (duplexes, courtyard houses, suites, garden units + townhomes)



DESIGN GUIDELINES

- Area character retention
- Green streets
- Green courts
- Main plaza/piazza
- Green connections
- Step back and shoulders
- Gable roofs focus
- Pedestrian oriented



QUESTIONS

1. Ask questions through typing in a comment
2. Preference to questions from new participants – please add “NP” before your question in the chat
3. Verbal questions afterwards through raise hand feature

Upcoming Events

Community Survey (June 22 to August 1, 2022)

Following the community workshop and on-line event, we invite you to provide feedback and comment by participating in the community survey available at:

saanich.ca/cadboro