

CADBORO BAY VILLAGE NEIGHBOURHOOD HOUSING OPTIONS

WORKSHOP SUMMARY REPORT

July 20, 2022



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



Cadboro Bay
LOCAL AREA PLAN



MVH Urban Planning
& Design Inc.

In association with the
District of Saanich

CONTENTS

1.0 Overview 3

2.0 Housing Options Summary 4

3.0 Community Feedback Summary..... 9

1.0 Overview

The Cadboro Bay Local Area Plan (LAP) is a multi-year process that developed a Draft Plan for public review in November 2021. Subsequently, as part of the review process, Saanich Council directed staff to examine opportunities for more diverse housing options, more specifically for purpose-built housing and housing for more diverse incomes. This direction was specific to Cadboro Bay's *Village Neighbourhood*.

The intent of this document is to provide a summary of the *Cadboro Bay Community Workshop on Housing*, held June 11, 2022, at Goward House and subsequent online meetings on June 22 and July 13.

The purpose of the Housing Workshop of June 11 was to explore additional housing options in the *Village Neighbourhood* to increase the diversity and choice of housing, especially considerations for rental housing and below market housing opportunities. The two online meetings that followed on June 22 and July 13 were to provide two more opportunities to share information about the planning process, initial option considerations, and report back on the results of the June 11 workshop. The June 11 workshop included 120 attendees that explored the merits of four housing options (see *Section 2: Housing Options Summary*) in three sub-area locations in the Cadboro Bay *Village Neighbourhood*. The online meetings were also well-attended with 100 participants in the first meeting and 72 in the second meeting.

This report provides an overview of options presented at the June 11 community workshop and a summary focusing primarily on the feedback from participants.

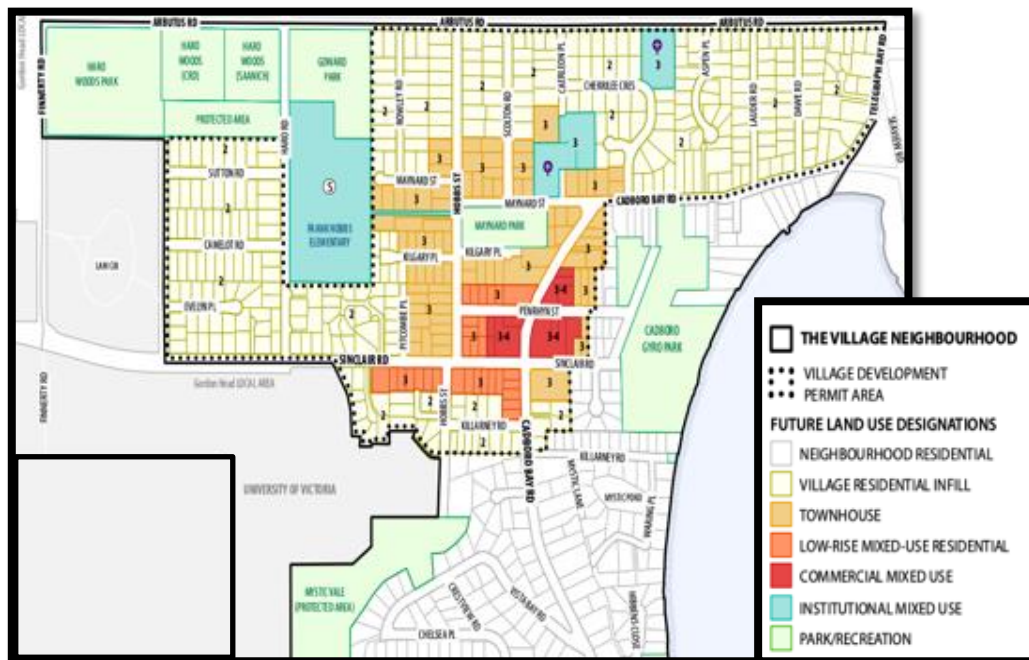


Figure 1: Village Neighbourhood current Draft Local Area Plan

2.0 Housing Options Summary

The community Housing Workshop included the consideration of four explorative option alternatives in the *Village Neighbourhood* – two options which focused on the Village Centre (*Village Centre Focus* and *Town Square*); one option located in the northeast area of the Village (*Village Expansion*), and the other option located on the University of Victoria edge (*UVIC Edge*) west of the Village Centre.

The four options were developed in advance of the workshop by District of Saanich staff in consultation with the Cadboro Bay Local Area Plan Project Advisory Committee. The options were created as possibilities to start the community conversation and focused on those areas that appeared to have the most opportunities for additional housing considerations while having the least constraints (e.g., environmental and land use). These four options were meant to simply provide opportunities for discussion around concrete alternatives. There was no bias or preference for one option over the others. Workshop participants were encouraged to further explore and compose a preferred option or combination of the options.

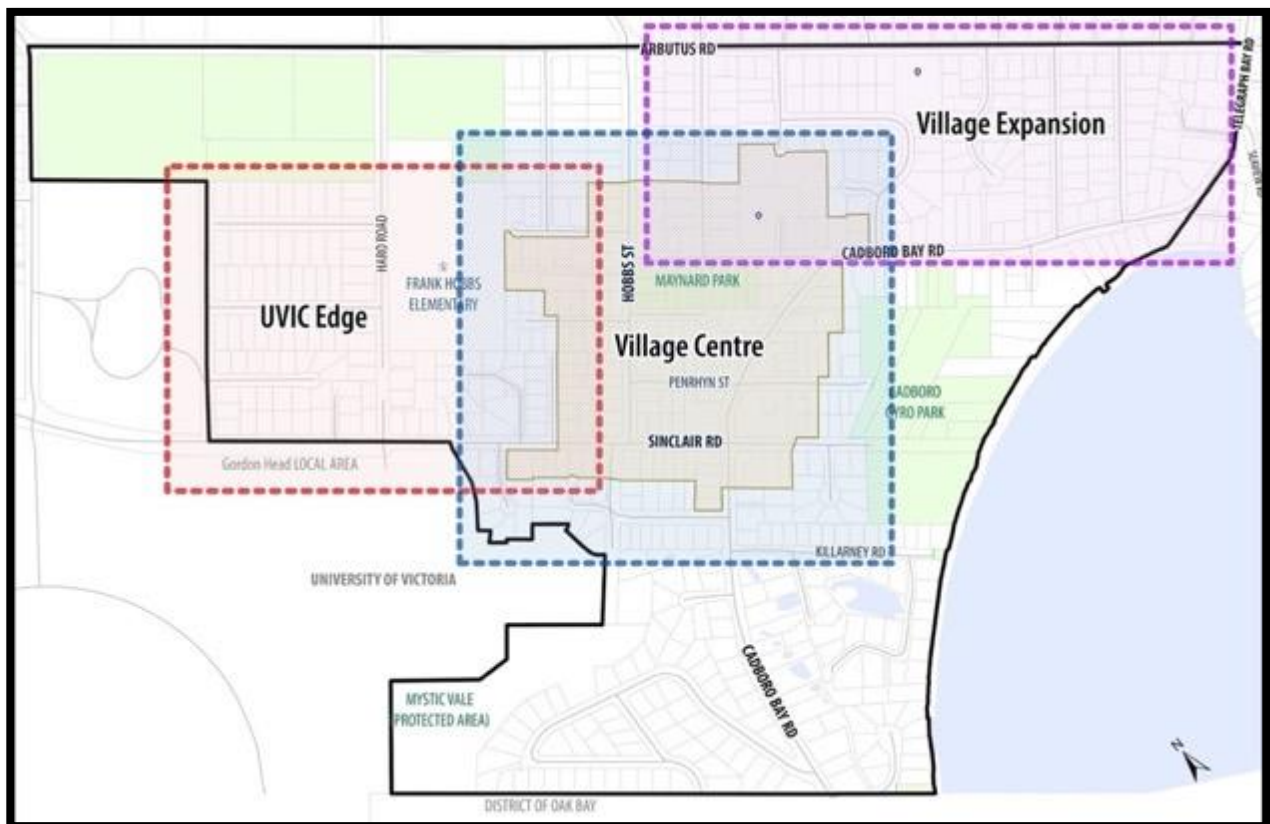


Figure 2: Three Housing Options Areas in the Village Neighbourhood of Cadboro Bay

To provide a progressive housing policy framework and focus, workshop participants could assume any further height above three storeys, would require a consideration for purpose built rental or below market housing.

All options would assume:

- Where height range is above three storeys, any application for additional height would require a provision for either purpose built rental or below market housing.
- In addition, applicants are to include provision for 2+ bedroom units to accommodate families.

OPTION 1a – Village Centre Focus

- Maintain Village Centre geography and expands northward
- Increase density and height on central parcels
- Hobbs Street focus – expand commercial area to Hobbs Street
- Expand commercial core by 1/3, more space for commercial uses, diverse shops
- More 4 storey multi-family units
- Increase core height to 5 to 6 storeys
- Added height to church sites (increased non-market housing opportunity)
- Maynard Park as a central recreational and community meeting focus

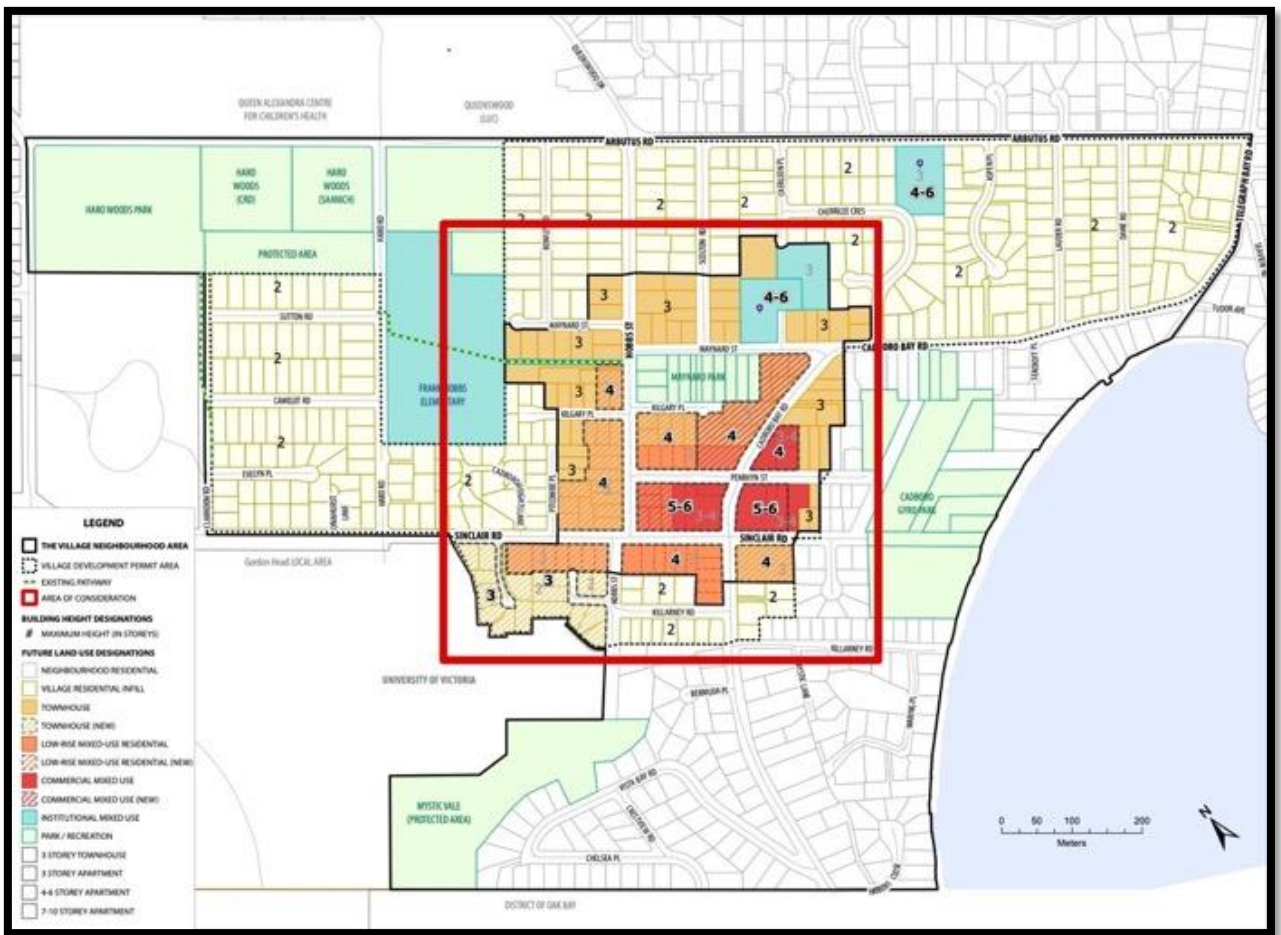


Figure 3: Option 1a - Village Centre Focus

OPTION 1b – Town Square

- Shifting the Village core to Hobbs Street
- Hobbs and Penrhyn area 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 (3 to 4 storeys) and up to 4 to 6 storeys on church sites (in green/blue colour in northeast area)
- Development capacity shifted to Hobbs Street
- Square on private property may be challenging to achieve (density transfer?)
- Improved walkability and public spaces
- Creates a focal point in Village (pedestrian focus)
- Increased height around Town Square up to 6 to 8 storeys
- More suited to underground parking

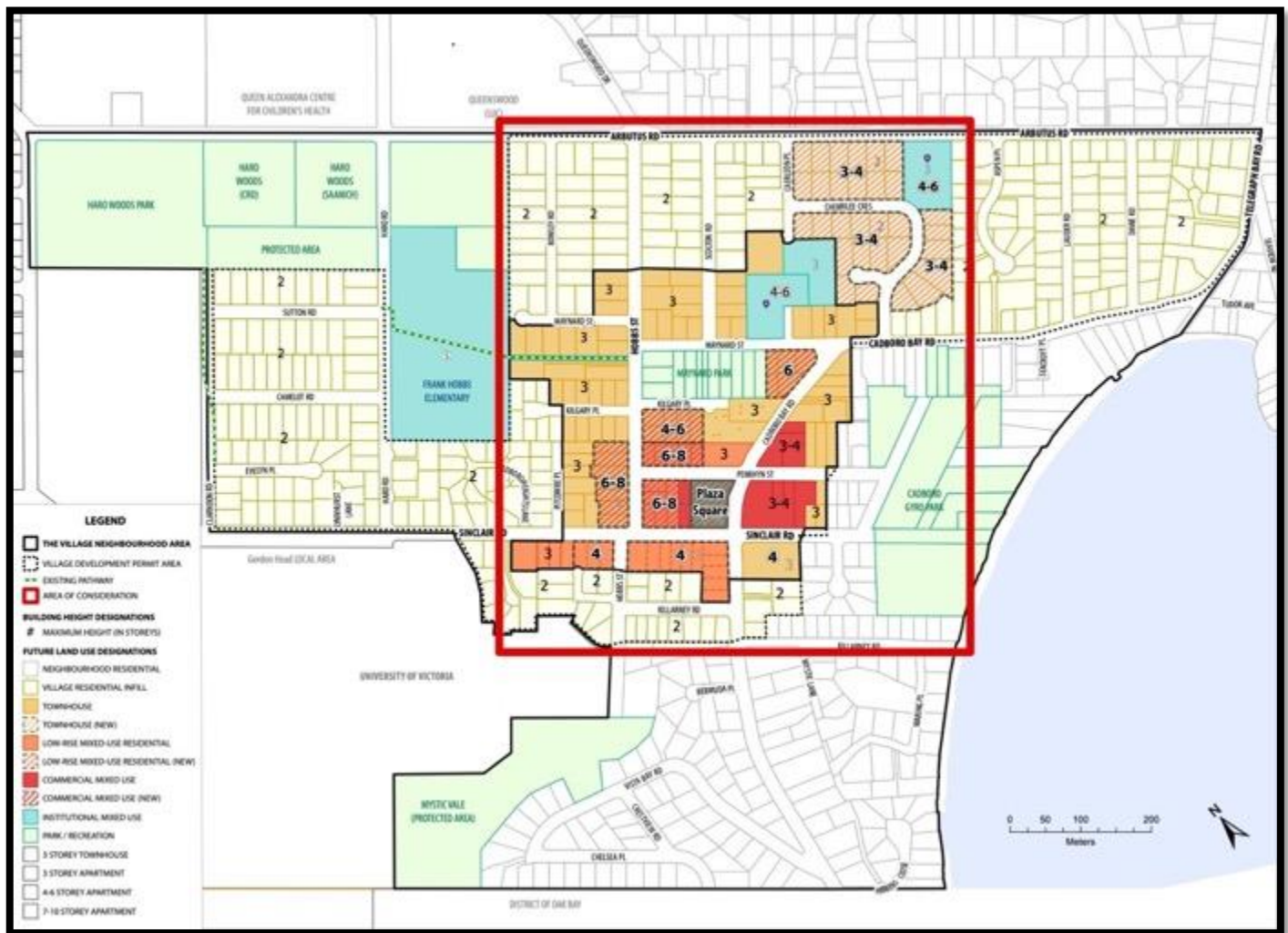


Figure 4: Option1b – Town Square

OPTION 2 – Expanded Village

- Added height to church sites (increased non-market housing opportunity) up to 4 to 6 storeys with balance at 3 storeys and two pockets of 4 storeys adjoining the church sites
- Slope can mitigate impacts of height (in this enclave)
- Better linkage to institutional lands and green spaces
- More moderate additional potential
- Integrated with institutional units
- Could be well-suited to the needs of seniors and young families



Figure 5: Option 2 – Expanded Village

OPTION 3 – University of Victoria Edge

- To locate development closer to existing / proposed development at UVIC (expand UVic family housing area)
- Sinclair as a continuous connection / avenue housing area – within walking distance to Village
- Plateau area, flat terrain (little physical constraints)
- Older housing stock but well-maintained
- Proximate to amenities (school / parks) high suitability for family-oriented housing
- Increased height to 4 to 6 storeys (3 storeys adjoining school)
- Can potentially connect to the UVic road network
- Village intensity is moved northward
- Housing is located where topography levels out – no major hill to access other parts of Saanich
- Potential for student housing adjacent to UVic (6-10 storeys)
- Sinclair area to have a more street-oriented feel design

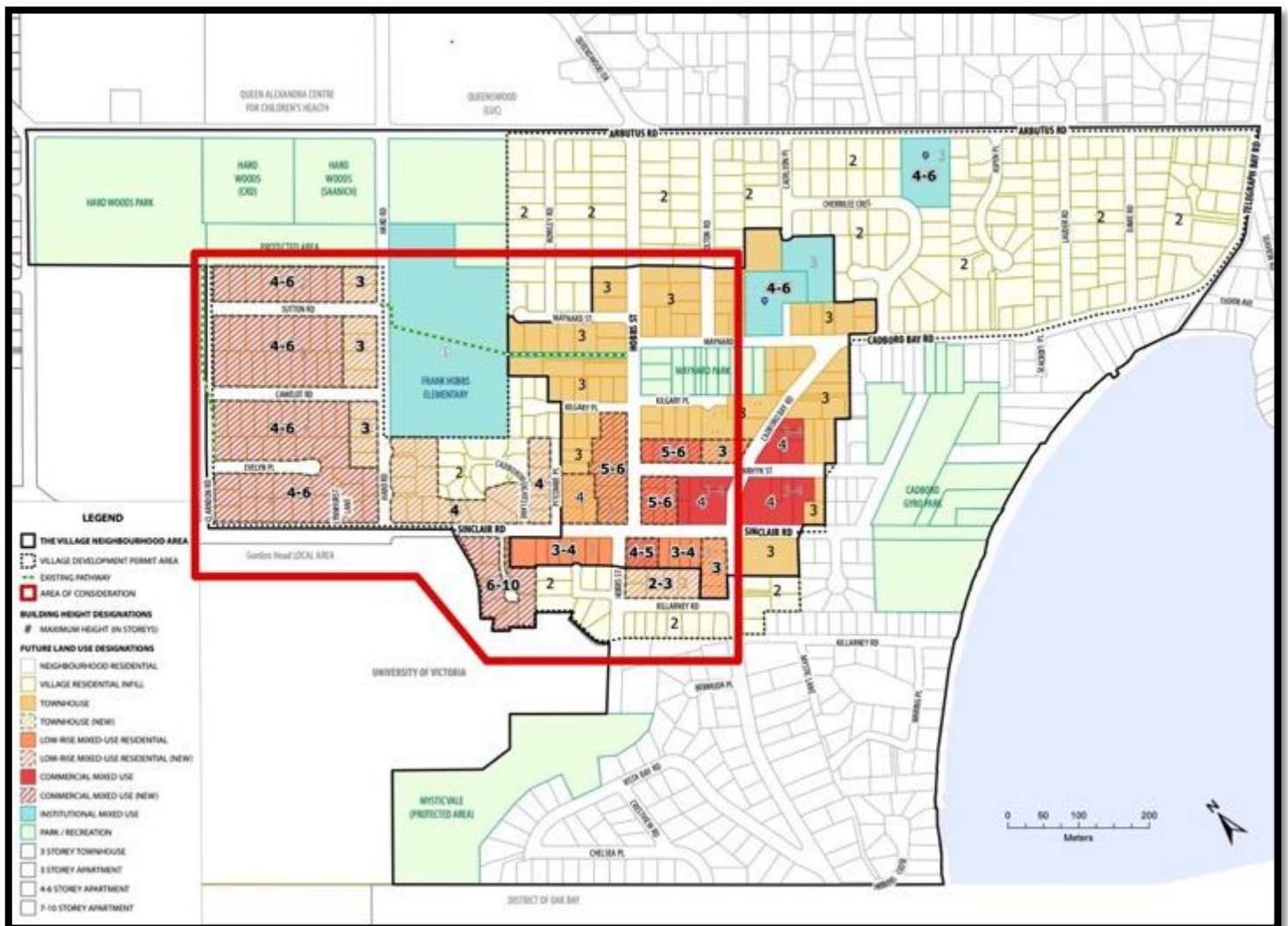


Figure 6: Option 3 – University of Victoria Edge

3.0 Community Feedback Summary

Community Housing Workshop Format and Multiple Feedback Opportunities

The community housing workshop on Saturday, June 11th, 2022, took place at Goward House in Cadboro Bay from 1:00 pm to 4:30 pm with 120 people attending. Each participant was given a “Participant Guide” that provided the agenda for the afternoon activities, a summary of the four options presented for further discussion, and background information about housing in the District of Saanich.

The three questions that each table considered at the workshop were:

1. Where should the housing go (where are the opportunities)?
2. Why are we putting that housing in the specific location?
3. What types of housing, density, and height of housing should be permitted?

Recognizing the high level of involvement and that some groups are more vocal than others, individuals were also invited to complete **comment sheets**, encouraging feedback, and providing an opportunity for those that are not as vocally inclined to actively participate and share their views.

Following the community housing workshop, an **online survey** <https://questionnaire.simplesurvey.com/f/s.aspx?s=12d12acb-bd5a-4762-a83b-d00dc7bdf1d2> opportunity from **June 22 to August 1, 2022** provided participants and others the opportunity to offer feedback on individual preferences which will inform Saanich Staff’s and Council’s future decisions regarding housing option in Cadboro Bay.

Summary of Community Discussion Directions

The following are highlights provided from each of the nine tables at the end of the workshop.

These are elements that the participants in the workshop **support**:

- Support the Draft Plan
- Support some density around University of Victoria edge (although apartments were not supported, especially anything 4 storeys and above, by online participants June 22 and July 13)
- Support housing with emphasis on streetscape (no solid street walls)
- Spread out the density in the Village Neighbourhood (not concentrated in the centre)
- Keep the Village character and small seaside town feel
- Four storeys in the Village Centre
- Create multi-living houses to look like single-family through design guidelines
- Provide more housing options while preserving the uniqueness of Cadboro Bay Village
- Townhouses, multiplex, and duplex on church property
- Underground parking
- More amenity contributions from developers
- Support additional, both garden suites and secondary suites, in *Village Neighbourhood*
- Emphasis on pedestrian pathways is very important
- More “gentle density” would create a stronger community (4 storey maximum)

These are elements that the workshop participants **do not support**:

- Ignore Draft Plan (best option to adopt)
- Don't want Cadboro Bay ruined /avoid Cordova Bay style and character
- Don't want/need more density beyond the 2018 Draft Local Area Plan
- 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
- Ignore University of Victoria context and potential contributions
- High buildings that are not conducive to this community's feel and character
- Concentrate too many large apartment buildings to one location
- Create a tall building wall along the street, pressed to the street, need to relate to pedestrian environment
- Impact the natural environment, creeks, and migratory bird patterns
- Lose biodiversity and ecological assets
- Lose unique qualities of this neighbourhood
- Lose parking
- Lose the human scale
- More than 3 to 4 storeys
- Losing Peppers parking lot
- Make changes to suit developers
- Luxury rentals
- Disrespect the whole planning process we went through since 2018 (keep original Draft Plan)
- Become like Uptown, Shelbourne, McKenzie, Langford, Vancouver, Toronto, New York
- "Don't Change Cadboro Bay, Let Cadboro Bay Change You"



Figure 7: Photos from Community Housing Workshop on June 11, 2022

Highlights of Individual Table Discussions

Table 1:

- Emphasis on streetscape, set back properly, no solid wall, example options would be like Langford.
- Higher density is not good or healthy, reference to study done by David Suzuki.
- Higher density does not necessarily mean lower cost, examples are New York, Tokyo, London, and Toronto.
- Keep building height down, relate to street and create better visibility for all residents.
- Consensus: table rejects all concepts presented, would like to keep original based on 2018 Village charrette, existing Draft LAP.
- Housing is a worldwide issue.
- Not everyone can live in Cadboro Bay, and Cadboro Bay cannot accommodate the housing issue, nor do we have to do it.

Table 2:

- To spread out density throughout the neighborhood. Not to focus on one area.
- Shift Village Centre up to Sinclair and Hobbs and put more storeys in that area.
- Feel that UVIC Edge concept plan needs higher density and to have up to 4 to 6 storeys.

Table 3:

- Keep the original Draft Plan, and not to change anything.
- Concerns regarding increased density in UVIC for safety and noise. i.e., parties.
- If any changes, more density located around UVIC, 6 to 8 storeys.
- 4 storeys maximum building height in the Village Centre.
- 6 storey building height is too much.
- Would like multi-living houses to look like single family to keep the image character of Cadboro Bay Village.
- Consensus Cadboro Bay is a unique area and want to preserve its uniqueness.

Table 4:

- Initial response was no change and no agreement.
- Do not want to lose the character of Cadboro Bay Village.
- Support for increase building height to lower Haro and Camden area.
- Townhouses/multiplex and duplex on United Church property.
- Support of small subdivision of single-family development properties.
- VIHA parking lot to have low rise mixed housing.

Table 5:

- Initial response is not supportive of any option and wish to keep existing Draft Plan in place.
- Underground parking desirable.
- Support for church sites to develop 3 to 4 storey, but not commercial.
- Do not support increase in UVIC density as safety/noise is a concern (parties, break-ins)
- Would like to see more amenity contributions from developers.
- Careful with design guidelines, especially in relation to Queenswood and Ten Mile Point.
- Would support additional housing such as garden suites, legal suites, and secondary housing.

Table 6:

- Do not want any change but would encourage density in a gentle manner.
- Support of the two churches to increase density with townhome, triplexes.
- Support to increase in density as noted in UVIC Edge option (Option 3).
- There is no cheap housing in Cadboro Bay, therefore there should not be cheap housing built on the land. Build this in areas where the land is more affordable.

Table 7:

- Would like to see higher density and height increase in Village core and surrounding area.
- Impose strict design guidelines.
- Would like more open spaces created (possibly as a community meeting place).
- Plaza Village Square Option 1b supported.
- Would like more townhouse, multiplex in residential areas to help with increased density.
- Emphasis on pedestrian pathways, very important.

Table 8:

- More density would bring a stronger community.
- Maximum 4 storey building height.
- Increase density from Sinclair Road and Haro Woods and Sinclair and Frank Hobbs.
- Housing is not affordable to students but to young families and professional.
- Sinclair Road property owned by UVIC develop apartments there up to 4 storeys.

Table 9:

- Don't want change, happy with current Draft Plan.
- Would like to see gentle densification if necessary.
- 6 to 8 storeys are too high.
- Support garden suites and rental housing to increase density.
- Allow both secondary suites and garden suites on property.
- No density on Haro Street, traffic concern, safety, schools, and too dangerous.
- Would support up to 3 storey building height on church sites.
- Emphasis should be on keeping the Village character of this seaside town.



Figure 8: Photos from Community Housing Workshop on June 11, 2022