Cadboro Bay
LOCAL AREA PLAN

Cadboro Bay Local Area Plan Update

Potential Housing Options
in Cadboro Bay Village Neighbourhood

Preliminary Survey Results – Quantitative Data Analysis

August 5, 2022
Planning Department

saanich.ca/cadboro

Saanich

Contents

Purpose of this Survey

The purpose of this survey was to seek resident and public input on potential housing options in Cadboro Bay. The survey built on earlier work completed through the Cadboro Bay Local Area Plan update process. Survey results will be used to help inform Council's consideration of potential revisions to the Draft Plan.

Background

As part of updating the Cadboro Bay Local Area Plan, Saanich Council requested that options be explored for expanding housing options in the Cadboro Bay Village Neighbourhood. Specifically, there was a direction to examine expanding the Cadboro Bay Village core to include more opportunity for purpose built rental housing and forms of housing affordable to a broader range of incomes.

Community Survey Overview

The community survey provided an opportunity to receive feedback from community members on potential expanded housing options in the Cadboro Bay Village Neighbourhood.

The public survey was available on-line from June 22 to August 1, 2022.

The survey was comprised of 4 qualitative and 16 quantitative questions that sought community input on various housing options.

A total of 874 surveys were submitted. Given the possible desire of certain respondents to provide a response on a select number of questions, a total of 723 survey were fully completed, and another 151 were submitted partially, giving the 82.72% of completion rate.

Results for quantitative questions are included in this report. Staff are currently in the process of tabulating open-ended (qualitative) survey results. A total of 1,623 individual comments were received for 4 open-ended questions (raw comment data will be available in a separate document). Work on the qualitative analysis is now in progress.

Initial survey analysis results shows that 586 out of 874 participants (67%) indicated that they are from Cadboro Bay area. 99 participants (11%) indicated they are from other area in Saanich, 26 (3%) from other municipality within CRD, 39 (4.5%) from other areas, and 124 participants (14.5%) didn't answer this question.
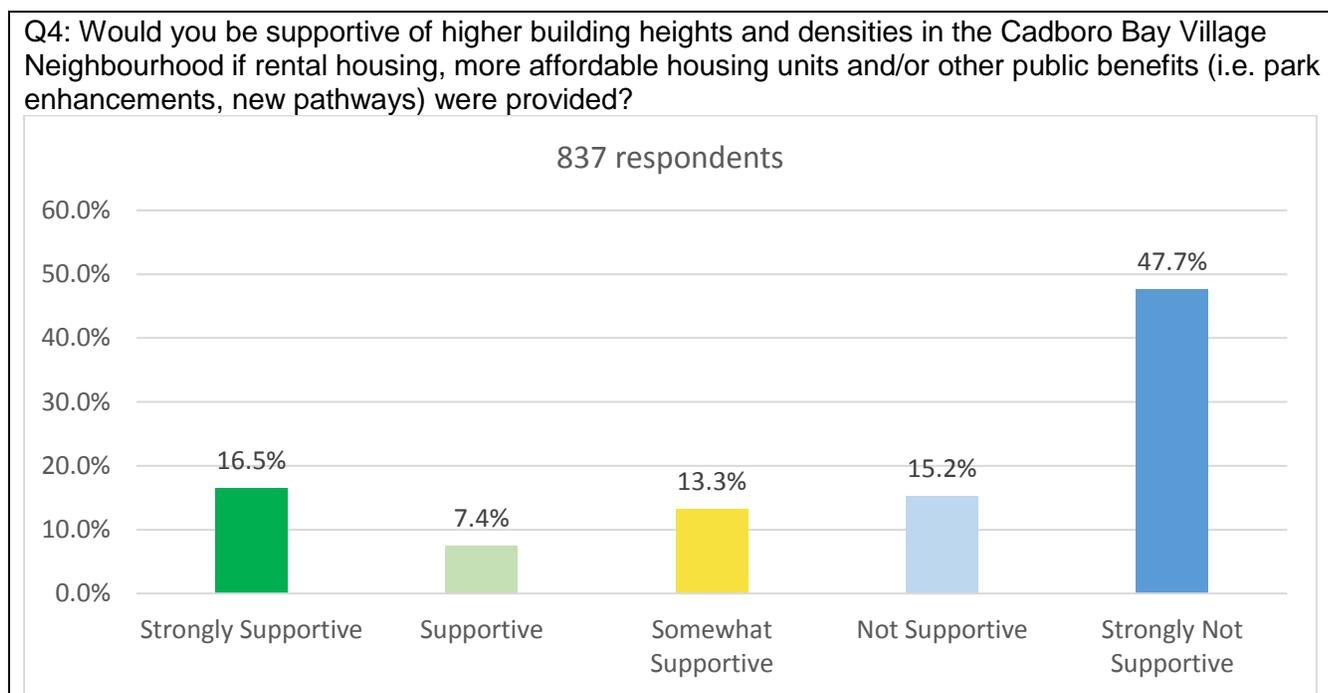
Survey Highlights

Initial questions in the survey asked about general community support for new housing. 34% of survey respondents felt it was very important or important to have more housing options in Cadboro

Bay, and 66% thought it wasn't important or somewhat important (See Figure 1), with similar levels of support for housing for a variety of incomes and rental housing.

Item	Very Important	Important	Somewhat Important	Not Important
More Housing Options in Cadboro Bay	22%	13%	27%	39%
Housing Options for a Variety of Incomes	21%	13%	31%	35%
Rental Housing Options	20%	16%	32%	32%

Figure 1: Level of Support for more housing options in Cadboro Bay

The next question assessed community appetite for increased height and density if rental, affordability and/or community amenities were included as part of a proposals. As shown in Figure 2, 63% of respondents were either not supportive or strongly not supportive of increased height and density to achieve these objectives.

Q4: Would you be supportive of higher building heights and densities in the Cadboro Bay Village Neighbourhood if rental housing, more affordable housing units and/or other public benefits (i.e. park enhancements, new pathways) were provided?

Figure 2: Level of Support for increased building heights and densities in Cadboro Bay Village Neighbourhood

The next three questions in the survey assessed the suitability of the three geographic areas for potential increased height and density to accommodate new housing options. In general, there was limited support for all three geographic areas, questions asked participants to rank the suitability of each area, where 1 is a low suitability, and 10 is a high suitability.

Geographic Area	Average Rank	Median Rank
Village Centre Area	4.58	5
Northeastern Village Expansion	3.89	3
UVIC Edge	4.74	5

**Figure 3: Suitability of three geographic areas for increased height and density.**

The next questions in the survey assessed the suitability of the three geographic areas for potential intensification in terms of building forms. In general, there was limited support for all higher density housing forms in all geographic areas. Of all areas and housing forms, 3 storeys townhouses and apartment buildings were the most strongly supported in the Village Centre and UVIC Edge areas (56%-58.6% and 48.2%-49.2% support accordingly). The other supported building form was mixed use 4 storey buildings in the Village Centre (46% support).

Building Forms	Village Centre	Northeastern Village Expansion Area	UVIC Edge	None of these areas
Townhouses (3 storeys)	56.0%	39.2%	58.6%	23.9%
Apartment (Condo) Buildings (3 storeys)	48.2%	28.1%	49.2%	34.5%
Apartment (Condo) Buildings (4 storeys)	28.2%	17.9%	33.2%	58.4%
Rental Apartment Buildings (4 storeys)	27.4%	18.5%	37.0%	55.0%
Rental Apartment Buildings (6 storeys)	16.3%	11.8%	23.1%	73.6%
Mixed Use Buildings (4 storeys)	46.0%	17.7%	29.8%	44.44%
Mixed Use Buildings (6 storeys)	20.3%	11.5%	20.4%	72.5%
Apartment Buildings with below market units (6 storeys)	17.8%	12.3%	24.0%	71.9%
Apartment Buildings with below market units (8-10 storeys)	12.0%	9.4%	16.6%	81.6%

Figure 4: Level of support for various building forms in three geographic areas

Survey Response Data

Q1: How important is it for Cadboro Bay to have more housing options (such as townhouses, houseplexes, apartment buildings, etc)?


835 respondents
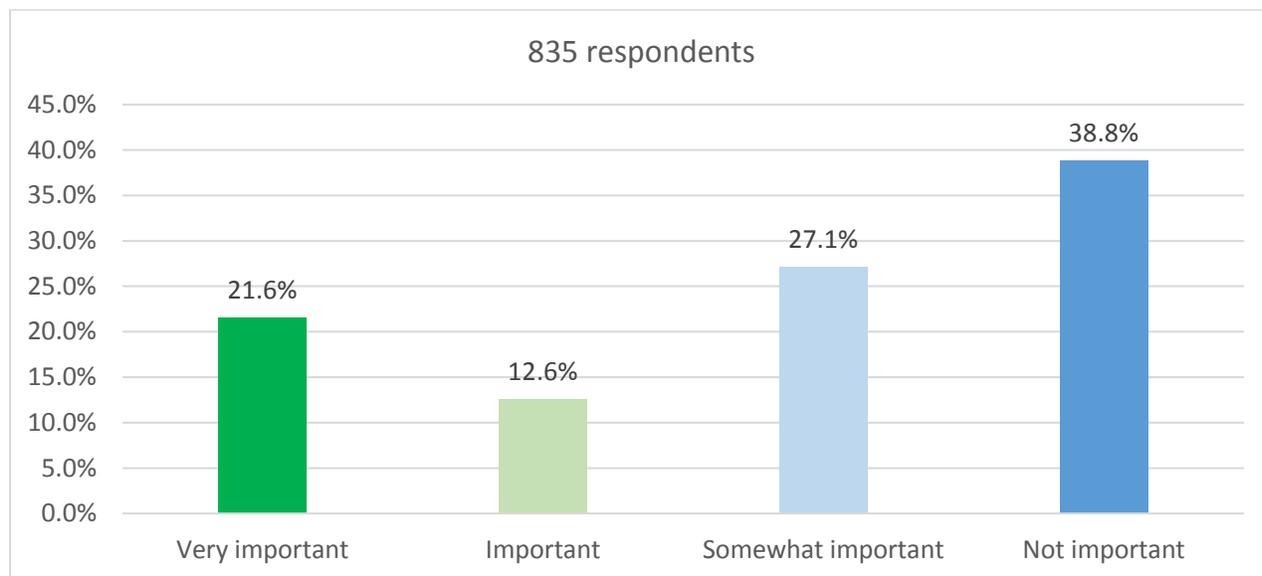
Choice	Count	Percentage
Very important	180	22%
Important	105	13%
Somewhat important	226	27%
Not important	324	39%
Total	835	100%

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Q2: How important is it for Cadboro Bay to have housing options available to a variety of household incomes?
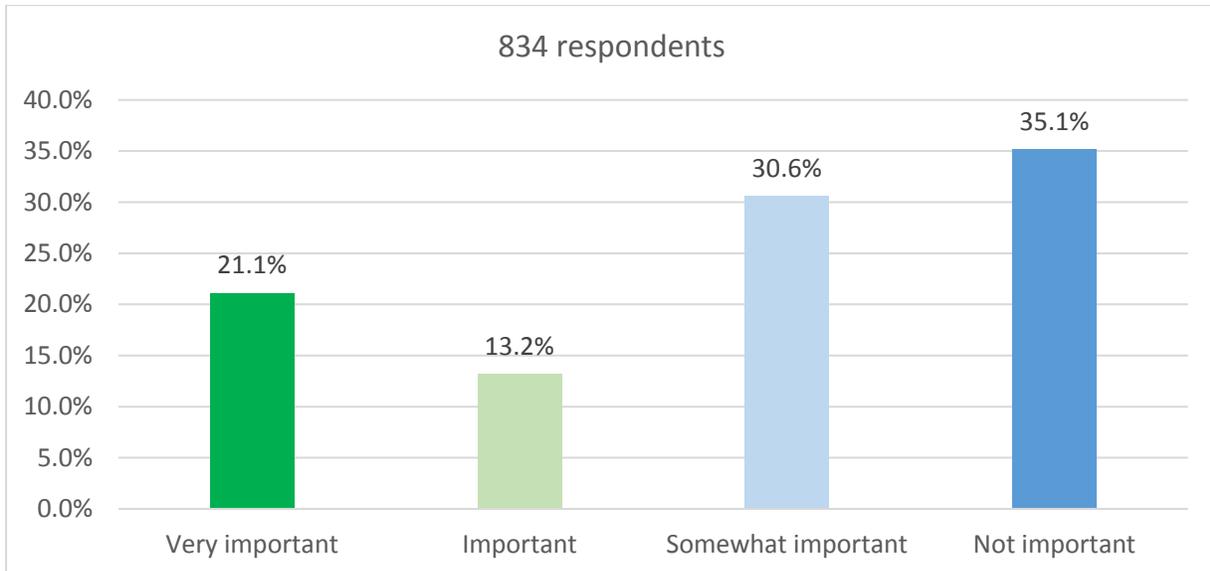
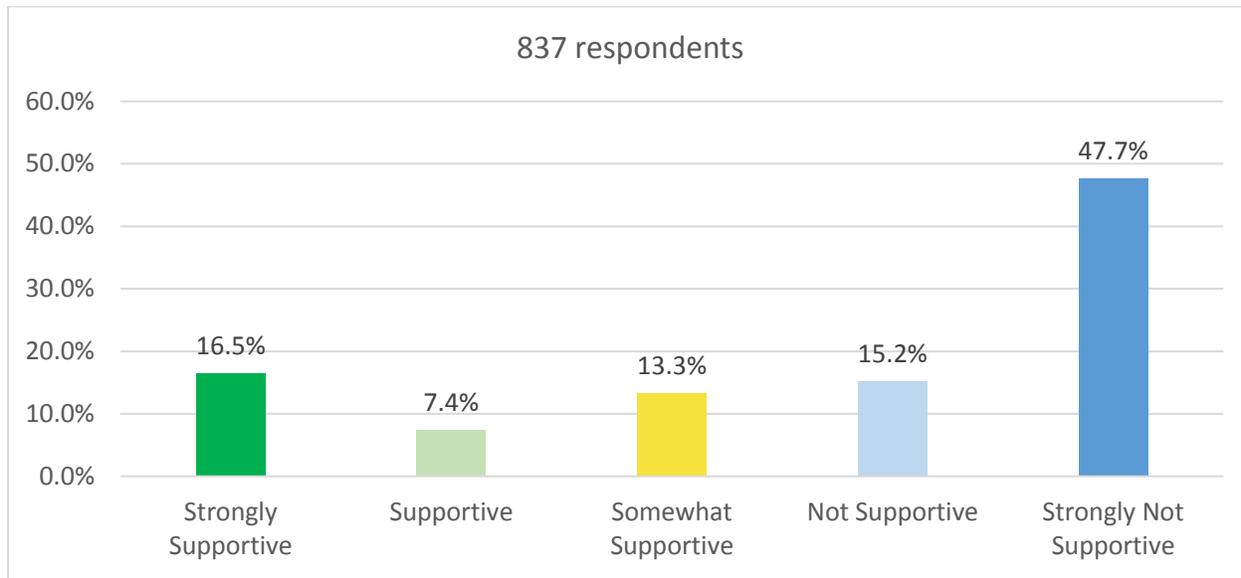| Choice	Count	Percentage
Very important	176	21.1%
Important	110	13.2%
Somewhat important	255	30.6%
Not important	293	35.1%
Total	834	100.0%

Q3: How important is it for Cadboro bay to have available rental housing options?
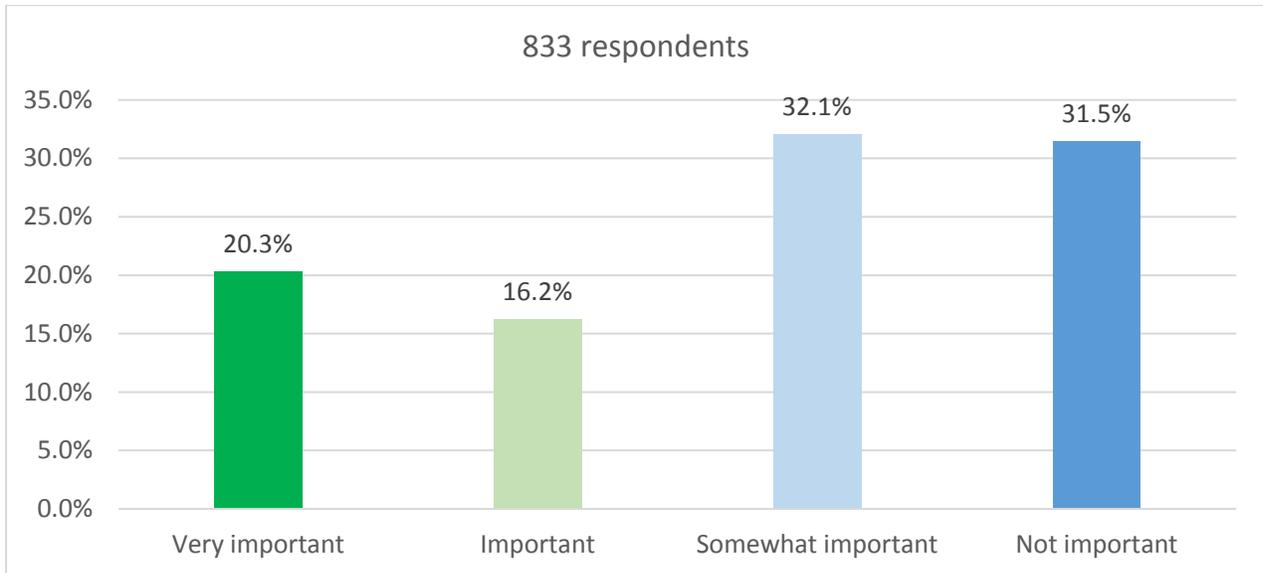
Choice	Count	Percentage
Very important	169	20.3%
Important	135	16.2%
Somewhat important	267	32.1%
Not important	262	31.5%
Total	833	100.0%

Q4: Would you be supportive of higher building heights and densities in the Cadboro Bay Village Neighbourhood if rental housing, more affordable housing units and/or other public benefits (i.e. park enhancements, new pathways) were provided?

837 respondents

| | 16.5% | 7.4% | 13.3% | 15.2% | 47.7% |

Choice	Count	Percentage
Strongly Supportive	138	16.5%
Supportive	62	7.4%
Somewhat Supportive	111	13.3%
Not Supportive	127	15.2%
Strongly Not Supportive	399	47.7%
Total	837	100.0%

Q5: Village Centre Area. Please rank the suitability of this area for increased height and density to accommodate new housing options? (where 1 is a low suitability for more housing options and 10 is high suitability for more housing options)
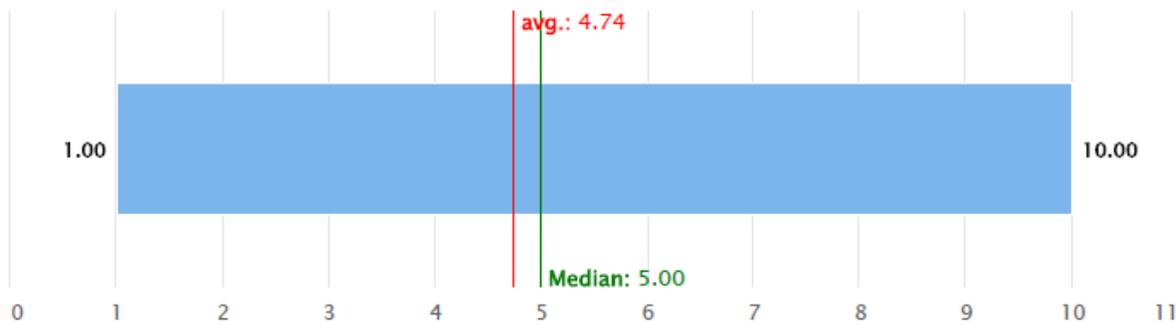

Suitability	Rank
Low Suitability	1
Average response rate	4.58
Median response rate	5
High Suitability	10
Total number of respondents	837

Q7: North-eastern Village Expansion. Please rank the suitability of this area for increased height and density to accommodate new housing options? (where 1 is a low suitability for more housing options and 10 is high suitability for more housing options)
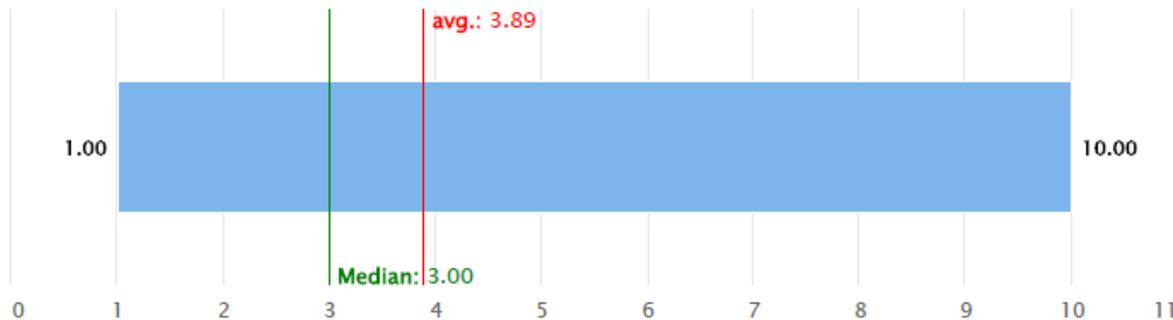

Suitability	Rank
Low Suitability	1
Average response rate	3.89
Median response rate	3
High Suitability	10
Total number of respondents	837

Q9: UVIC Edge. Please rank the suitability of this area for increased height and density to accommodate new housing options? (where 1 is a low suitability for more housing options and 10 is high suitability for more housing options)

Suitability	Rank
Low Suitability	1
Average response rate	4.74
Median response rate	5
High Suitability	10
Total number of respondents	837

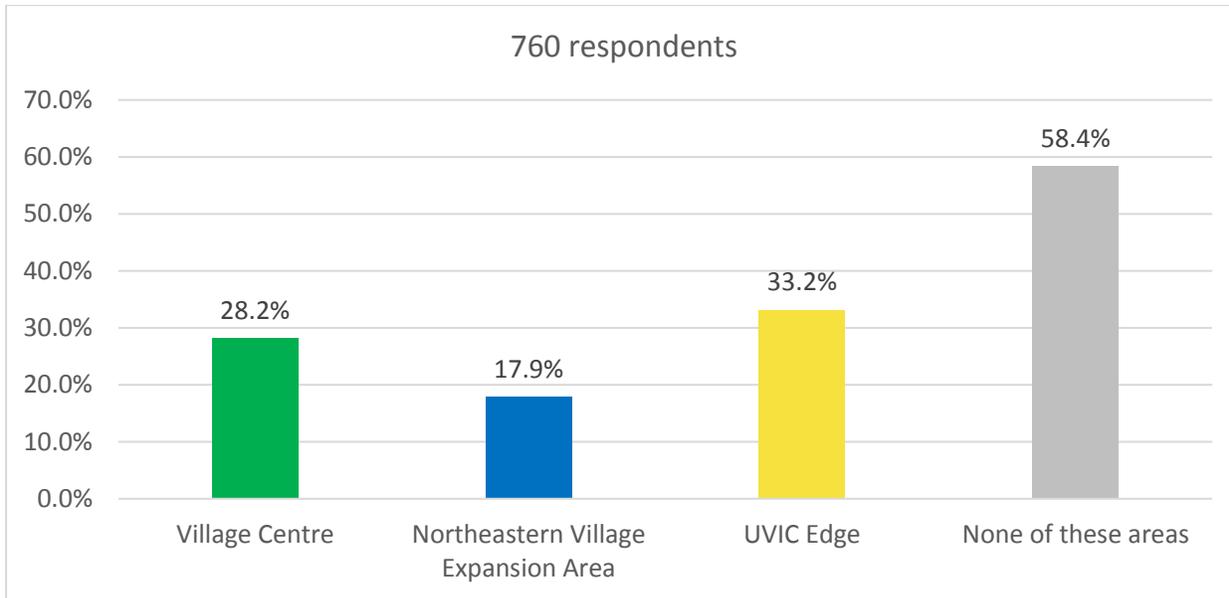## Q11: In what areas would you be supportive of Townhouses (3 storeys)? Check all areas that apply.
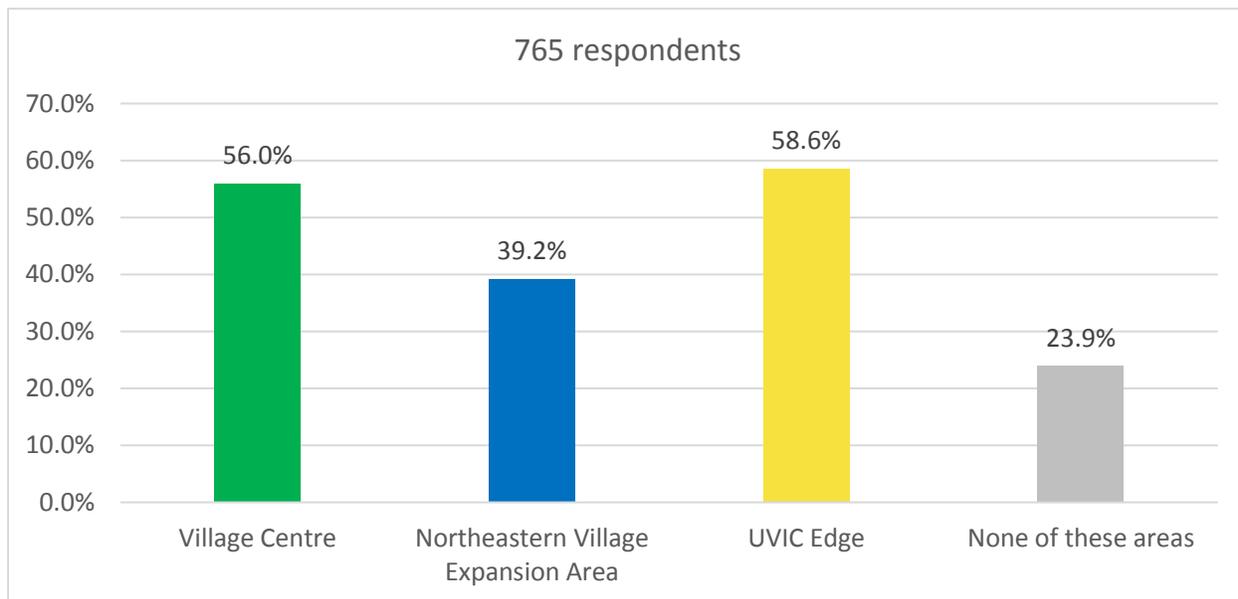
765 respondents

Choice	Count	Percentage
Village Centre	428	56.0%
Northeastern Village Expansion Area	300	39.2%
UVIC Edge	448	58.6%
None of these areas	183	23.9%
Total number of respondents	765	100%

Q12: In what areas would you be supportive of Apartment (Condominium) Buildings (3 storeys)? Check all areas that apply.
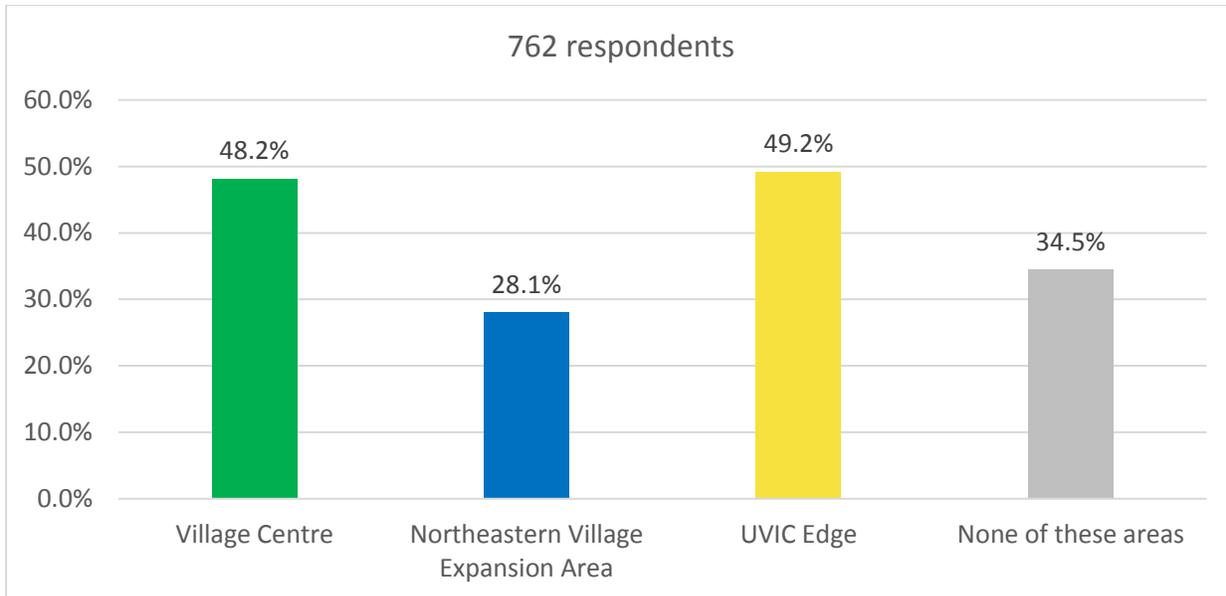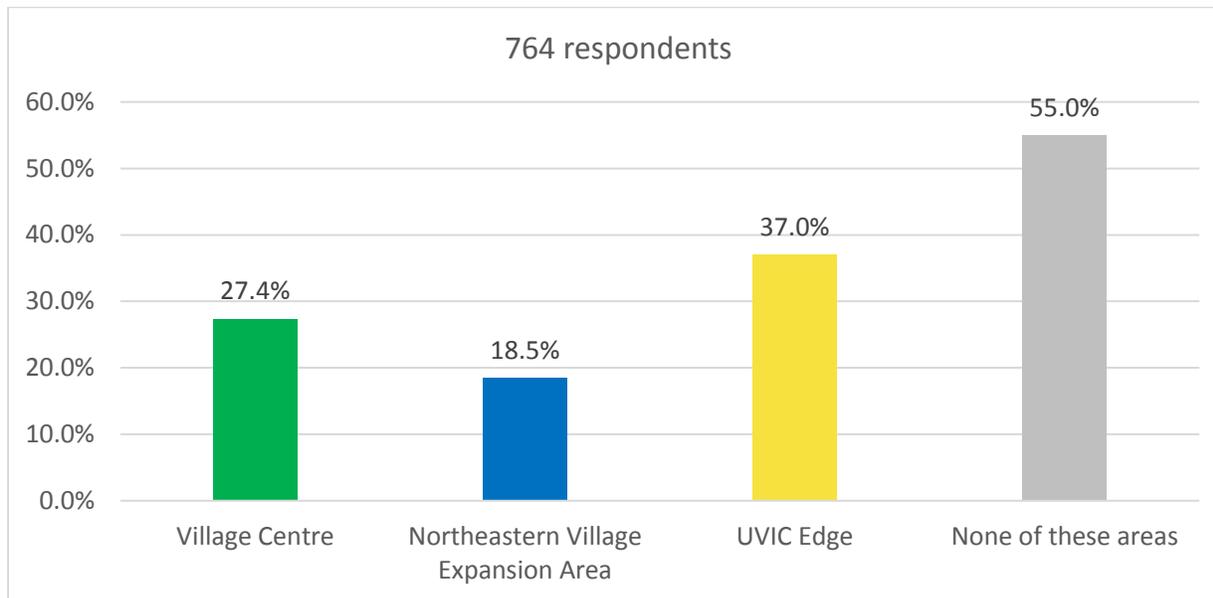

762 respondents

Choice	Count	Percentage
Village Centre	367	48.2%
Northeastern Village Expansion Area	214	28.1%
UVIC Edge	375	49.2%
None of these areas	263	34.5%
Total number of respondents	762	100%

Q13: In what areas would you be supportive of Apartment (Condominium) Buildings (4 storeys)? Check all areas that apply.
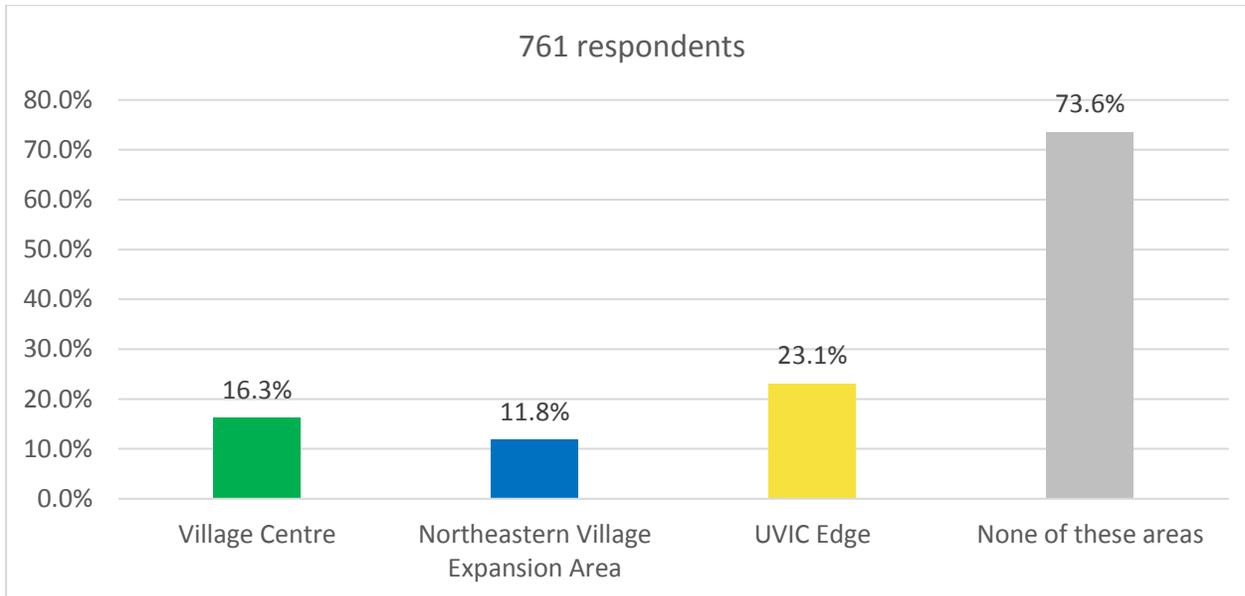

Choice	Count	Percentage
Village Centre	214	28.2%
Northeastern Village Expansion Area	136	17.9%
UVIC Edge	252	33.2%
None of these areas	444	58.4%
Total number of respondents	760	100%

Q14: In what areas would you be supportive of Rental Apartment Buildings (4 storeys)? Check all areas that apply.
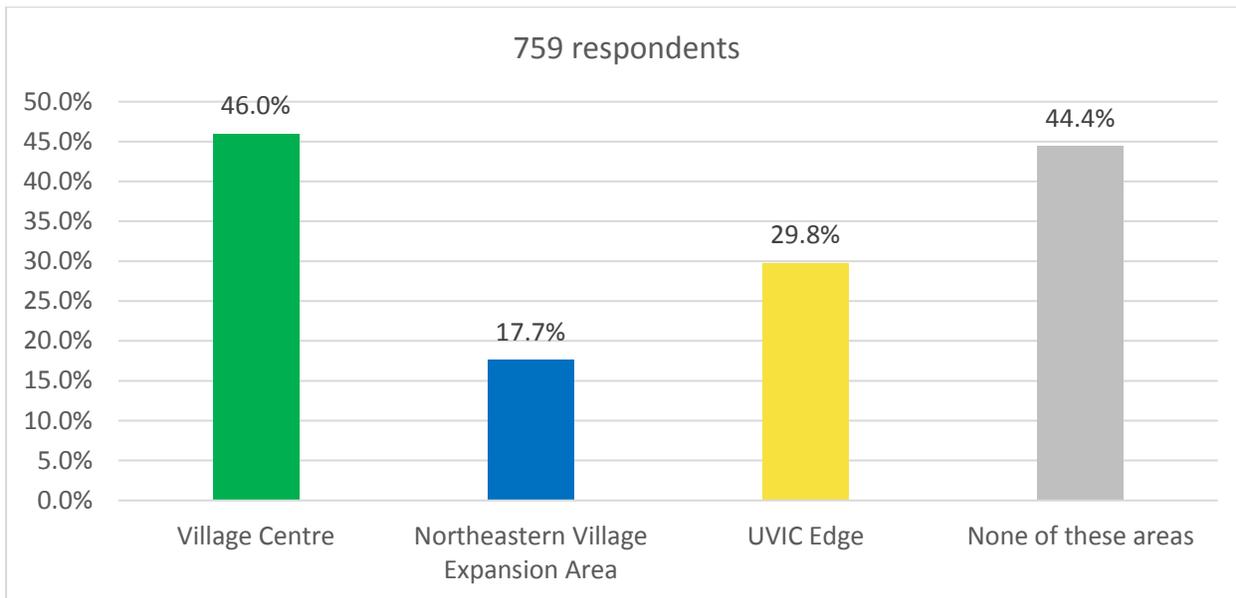
764 respondents

Choice	Count	Percentage
Village Centre	209	27.4%
Northeastern Village Expansion Area	141	18.5%
UVIC Edge	283	37.0%
None of these areas	420	55.0%
Total number of respondents	764	100%

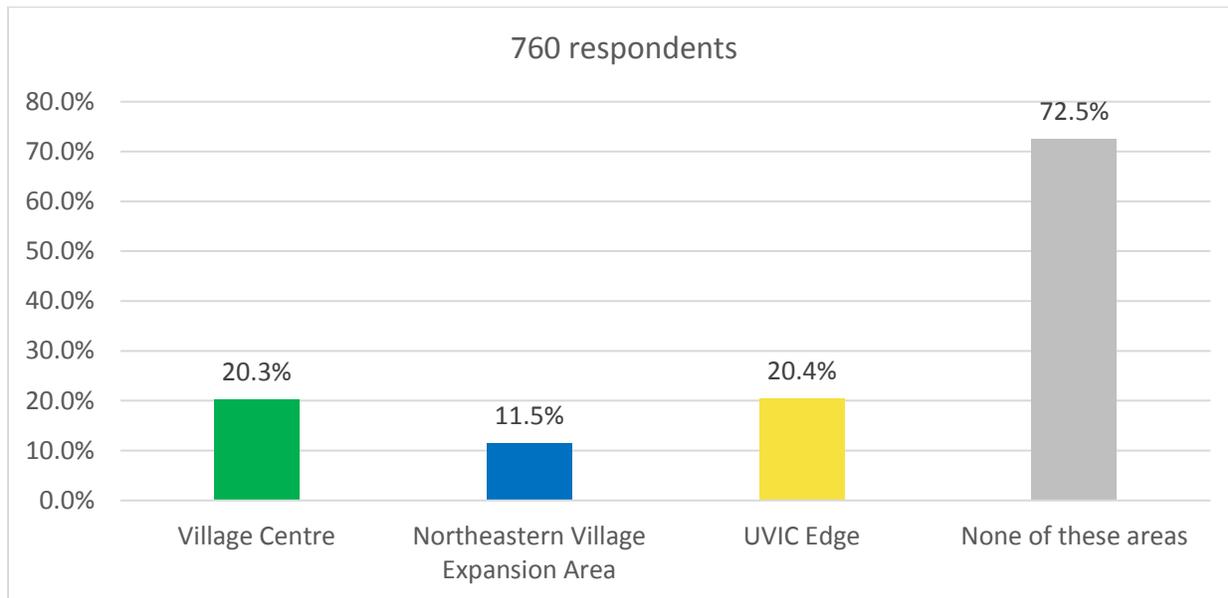**Q15: In what areas would you be supportive of Rental Apartment Buildings (6 storeys)? Check all areas that apply.**

761 respondents

Choice	Count	Percentage
Village Centre	124	16.3%
Northeastern Village Expansion Area	90	11.8%
UVIC Edge	176	23.1%
None of these areas	560	73.6%
Total number of respondents	761	100%

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Q16: In what areas would you be supportive of Mixed Use Buildings (businesses on ground floor and apartments above) (4 storeys)? Check all areas that apply.
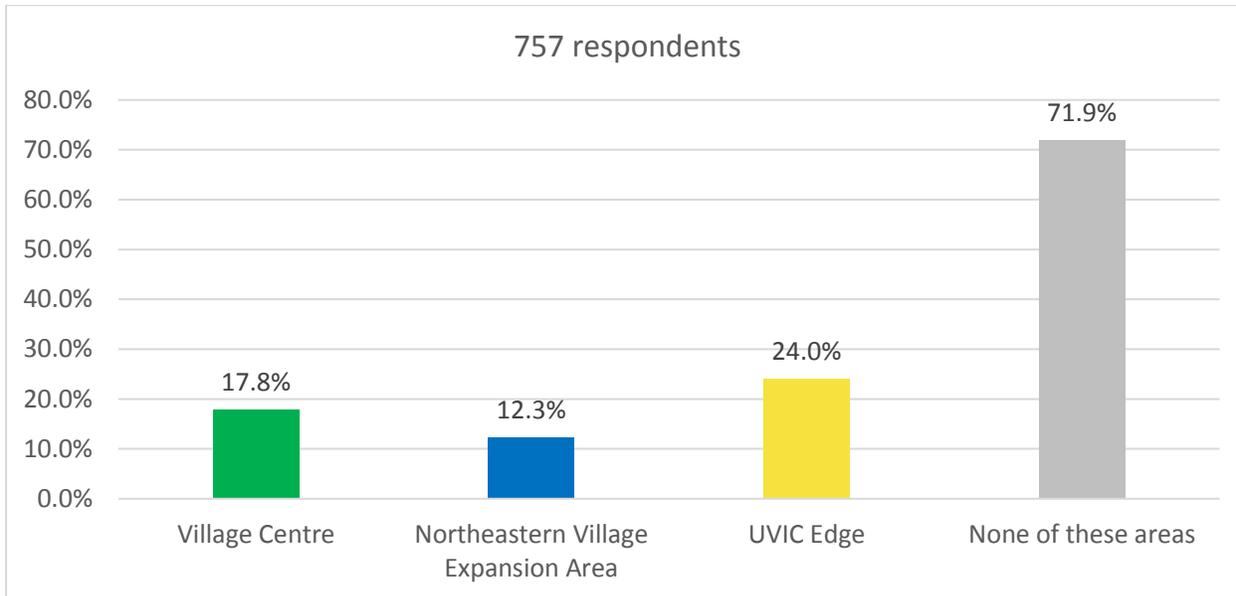
759 respondents

Choice	Count	Percentage
Village Centre	349	46.0%
Northeastern Village Expansion Area	134	17.7%
UVIC Edge	226	29.8%
None of these areas	337	44.4%
Total number of respondents	759	100%

Q17: In what areas would you be supportive of Mixed Use Buildings (businesses on ground floor and apartments above) (6 storeys)? Check all areas that apply.
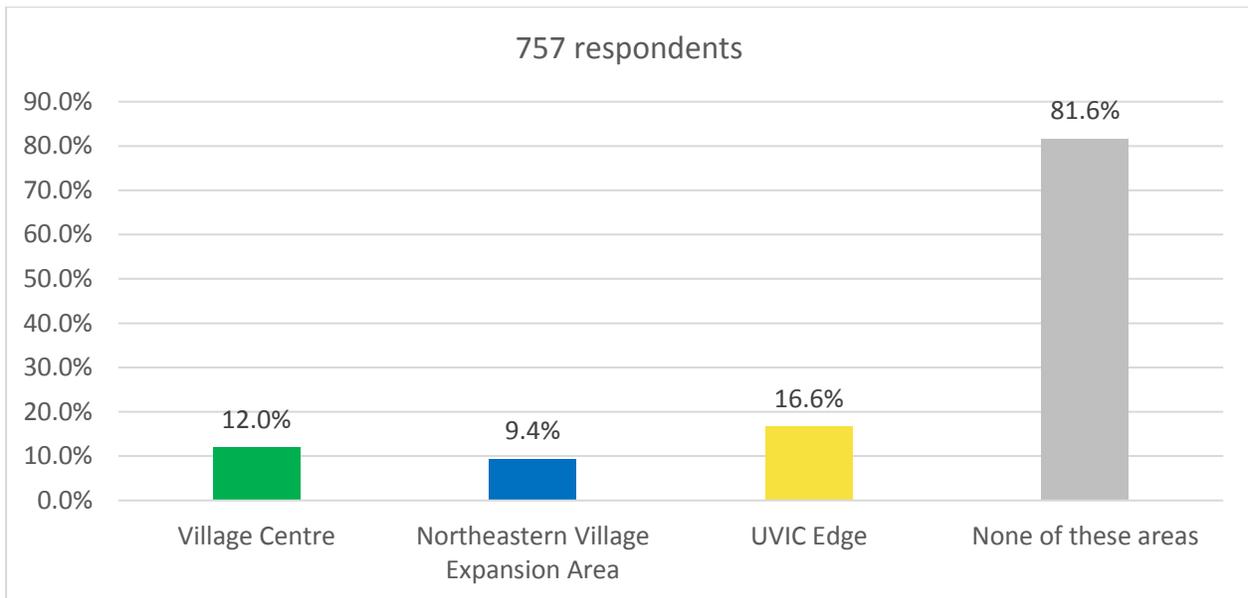

760 respondents

Choice	Count	Percentage
Village Centre	154	20.3%
Northeastern Village Expansion Area	87	11.5%
UVIC Edge	155	20.4%
None of these areas	551	72.5%
Total number of respondents	760	100%

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Q18: In what areas would you be supportive of Apartment Buildings with below market / affordable units (6 storeys)? Check all areas that apply.

757 respondents

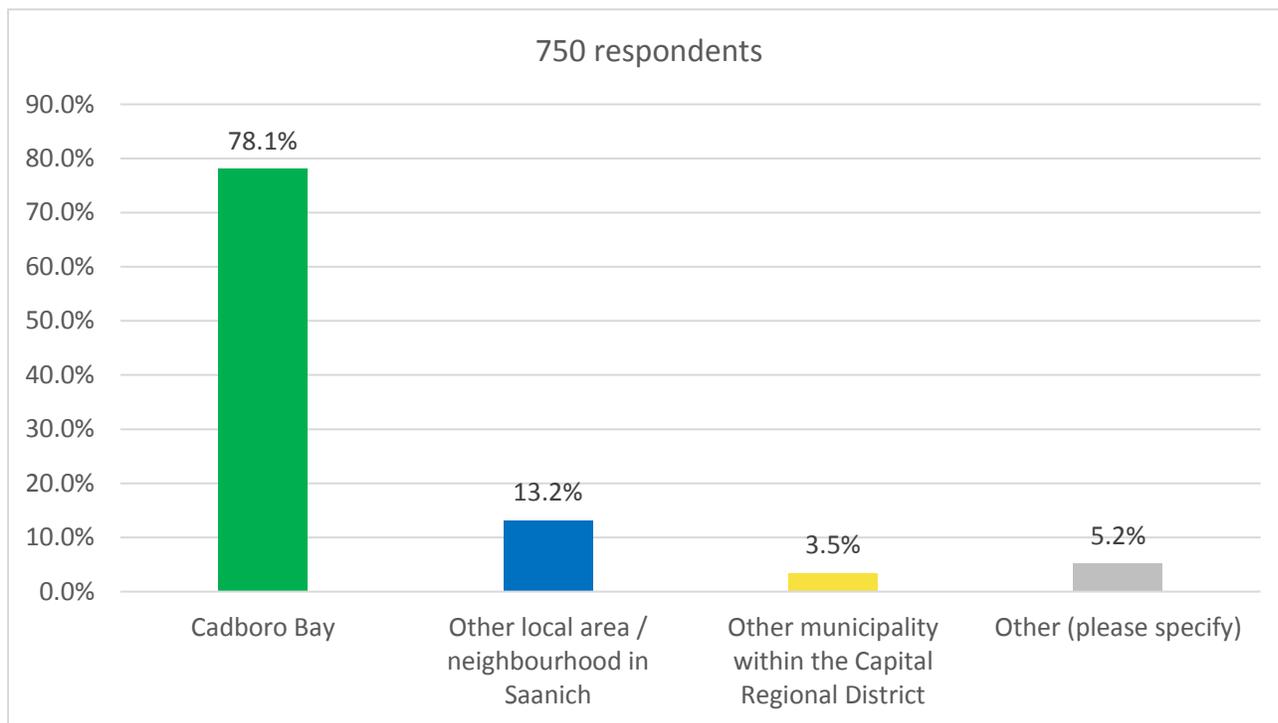| Choice	Count	Percentage
Village Centre	135	17.8%
Northeastern Village Expansion Area	93	12.3%
UVIC Edge	182	24.0%
None of these areas	544	71.9%
Total number of respondents	757	100%

Q19: In what areas would you be supportive of Apartment Buildings with rental and/or below market / affordable units (8-10 storeys)? Check all areas that apply.

757 respondents

Choice	Count	Percentage
Village Centre	91	12.0%
Northeastern Village Expansion Area	71	9.4%
UVIC Edge	126	16.6%
None of these areas	618	81.6%
Total number of respondents	757	100%

Demographic Data

## Q21: Where do you live?

Choice	Count	Percentage
Cadboro Bay	586	78.1%
Other local area / neighbourhood in Saanich	99	13.2%
Other municipality within the Capital Regional District	26	3.5%
Other (please specify)	39	5.2%
Total	750	100.0%

Q22: Do you own/operate a business in Cadboro Bay?

757 respondents
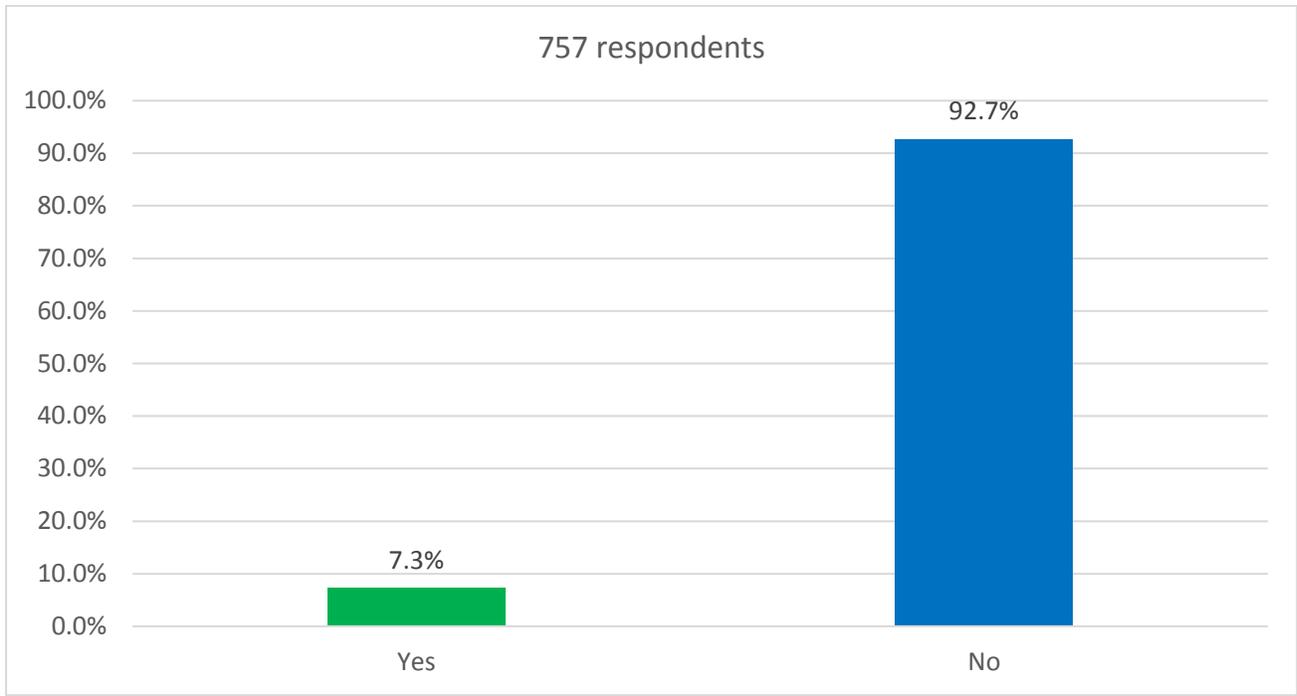
Choice	Count	Percentage
Yes	55	7.3%
No	695	92.7%
Total	750	100.0%

Q23: Do you own a property in Cadboro Bay?

742 respondents

75.3%

24.7%

Yes   No
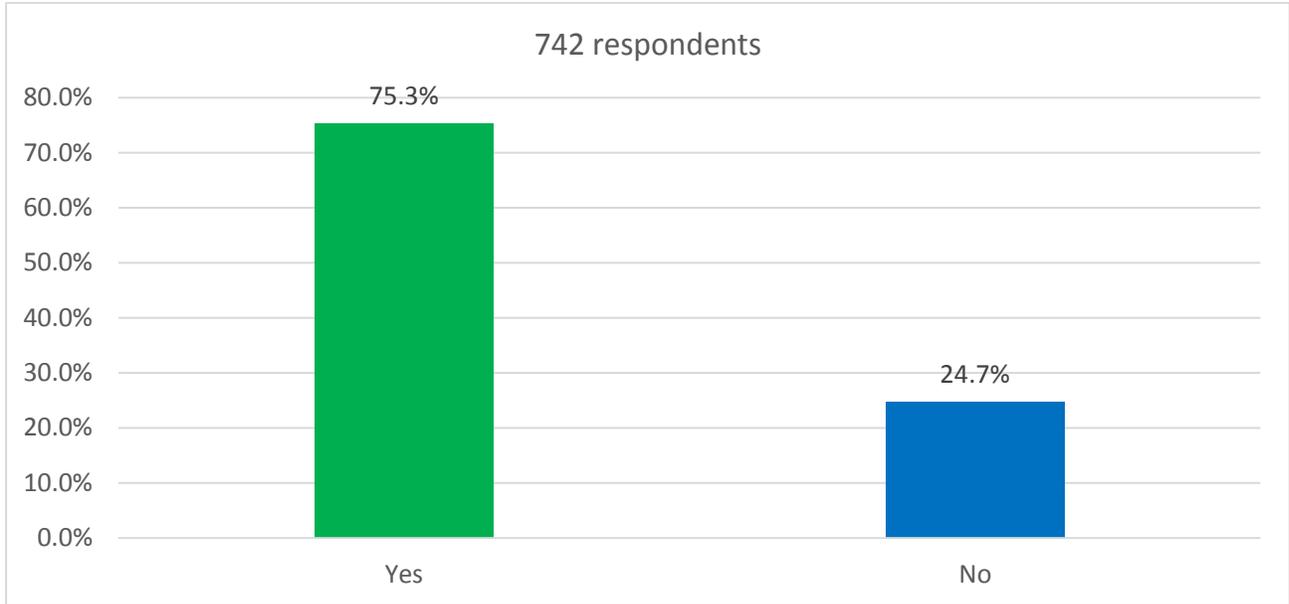
Choice	Count	Percentage
Yes	559	75.3%
No	183	24.7%
Total	742	100.0%

Q24: How would you describe your current housing situation?

747 respondents
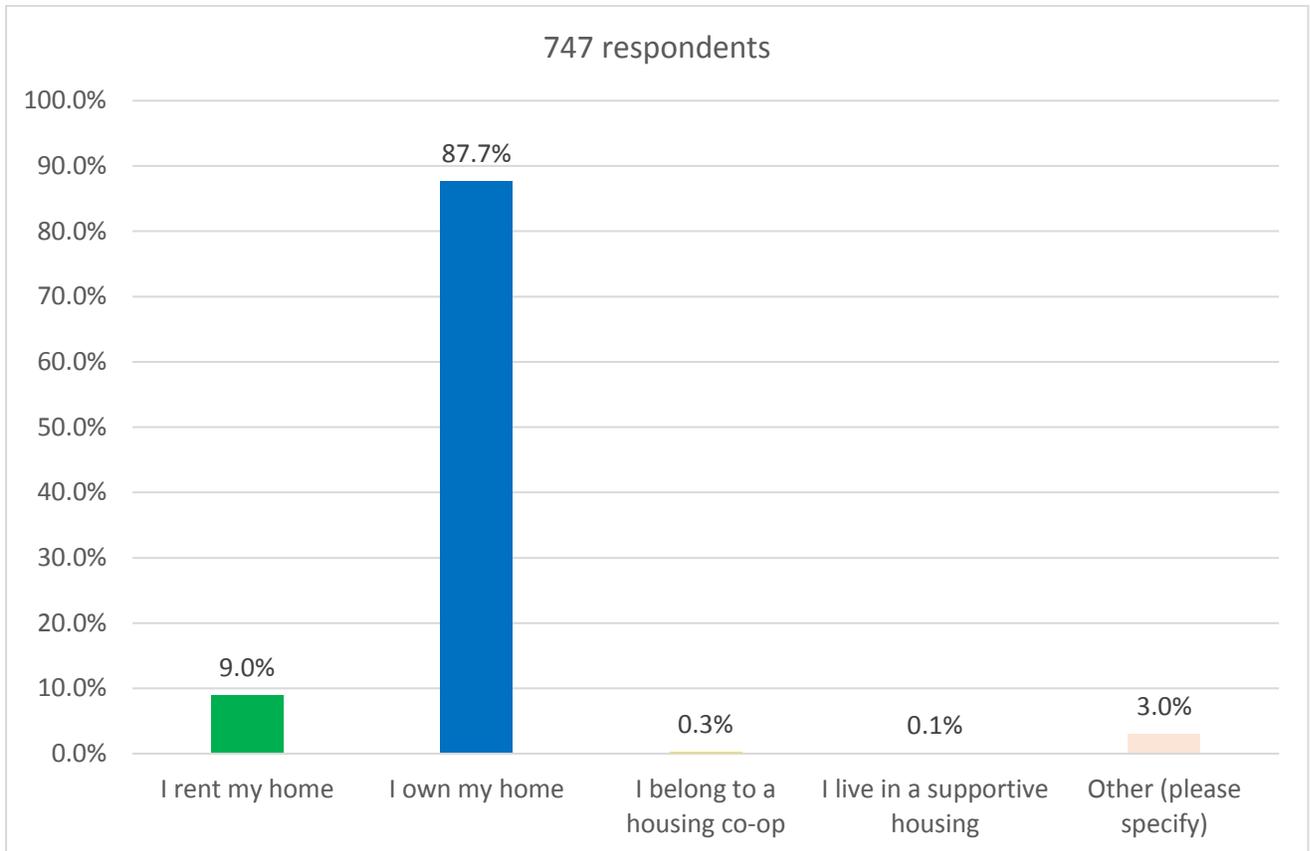
Choice	Count	Percentage
I rent my home	67	9.0%
I own my home	655	87.7%
I belong to a housing co-op	2	0.3%
I live in a supportive housing	1	0.1%
Other (please specify)	22	3.0%
Total	747	100.0%

Q25: How long have you lived in Cadboro Bay?

749 respondents
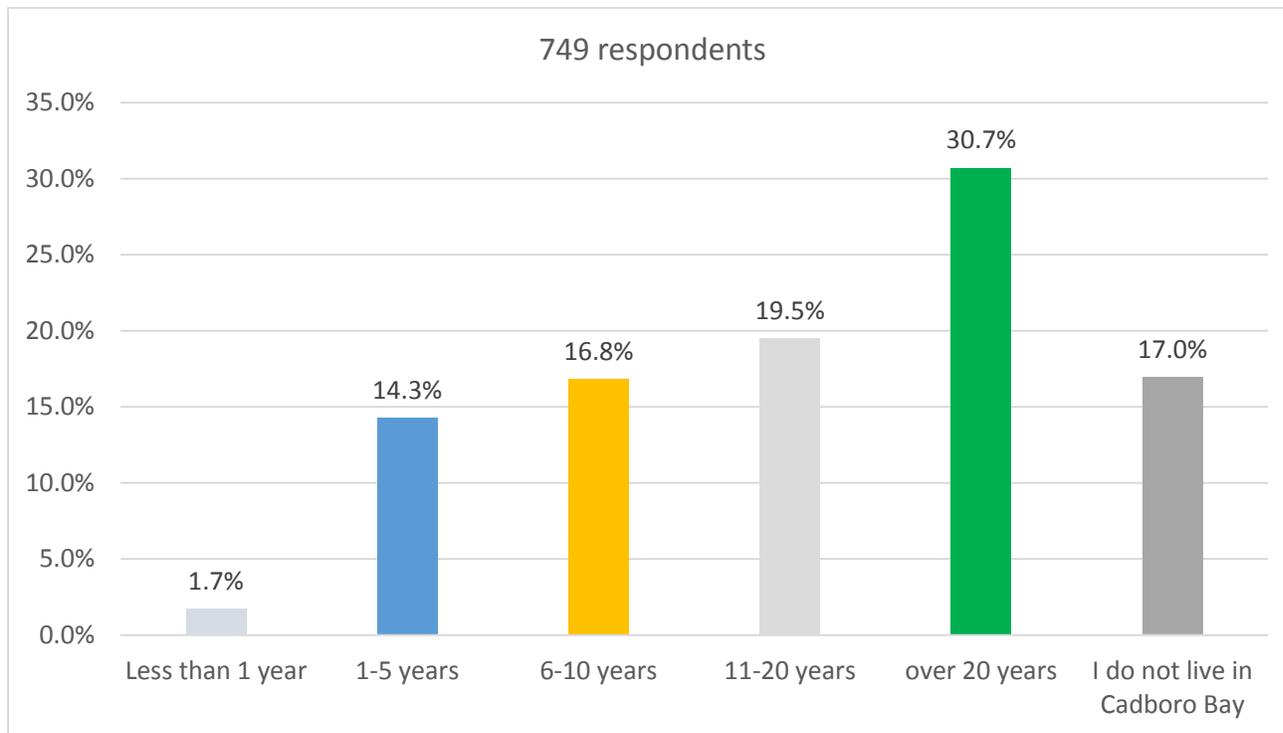
Choice	Count	Percentage
Less than 1 year	13	1.7%
1-5 years	107	14.3%
6-10 years	126	16.8%
11-20 years	146	19.5%
over 20 years	230	30.7%
I do not live in Cadboro Bay	127	17.0%
Total	749	100.0%

**Q26: Which of the following best describes the type of building you are living in?**

747 respondents
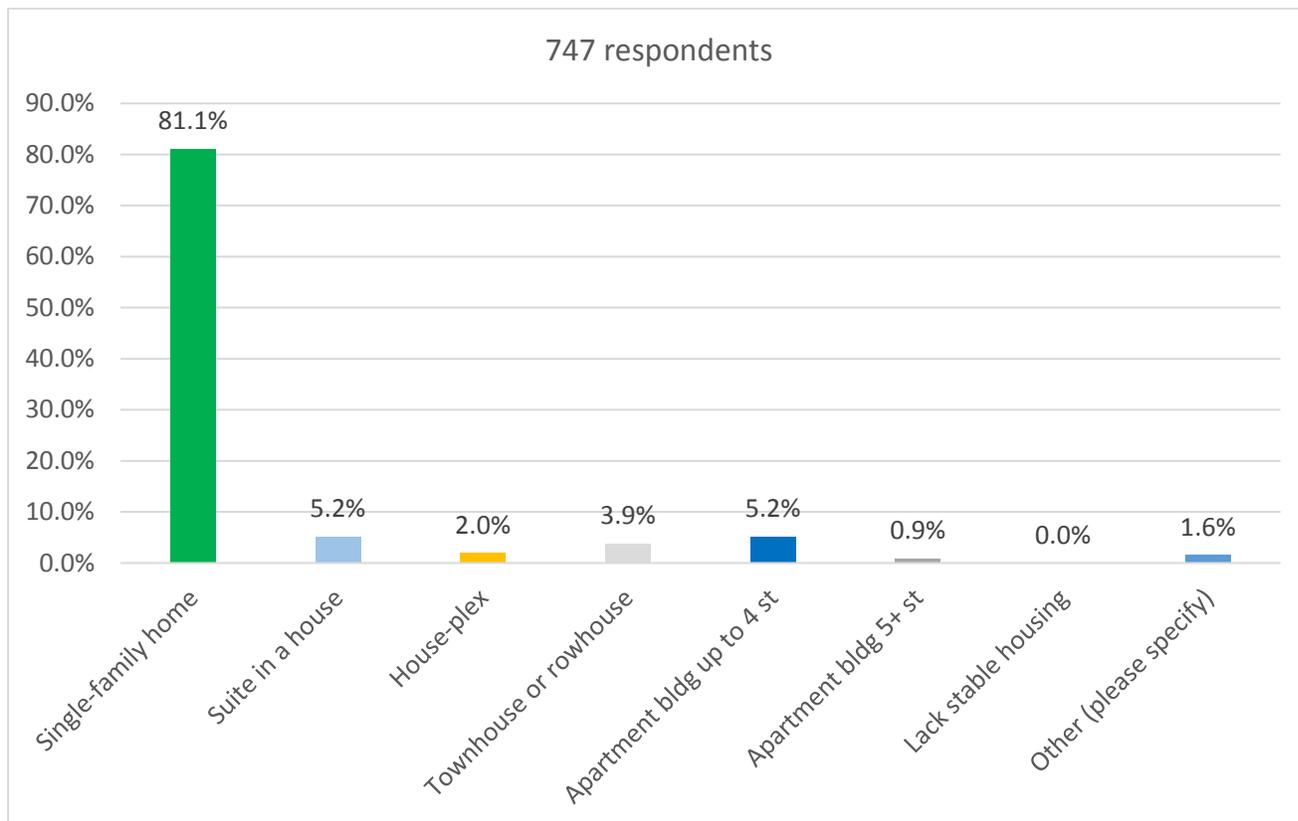
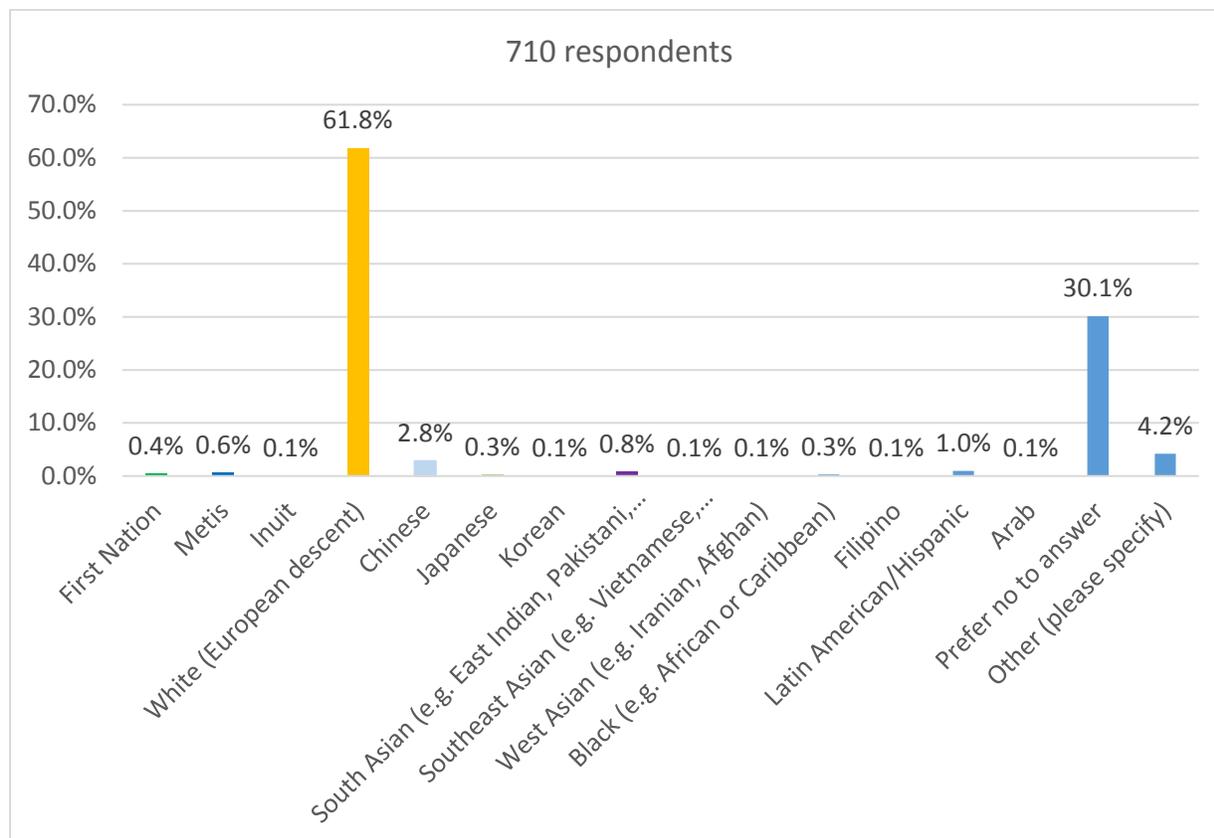| Choice	Count	Percentage
Single-family home (detached house)	606	81.1%
Suite in a house (i.e. basement or aboveground suite)	39	5.2%
House-plex (duplex, three-plex or fourplex)	15	2.0%
Townhouse or rowhouse	29	3.9%
Apartment or condo in a building 4 storeys or less	39	5.2%
Apartment or condo in a building 5 storeys or more	7	0.9%
Currently lack stable housing (e.g. staying at a shelter, staying with friends)	0	0.0%
Other (please specify)	12	1.6%
Total	747	100.0%

Q27: What is your age group?
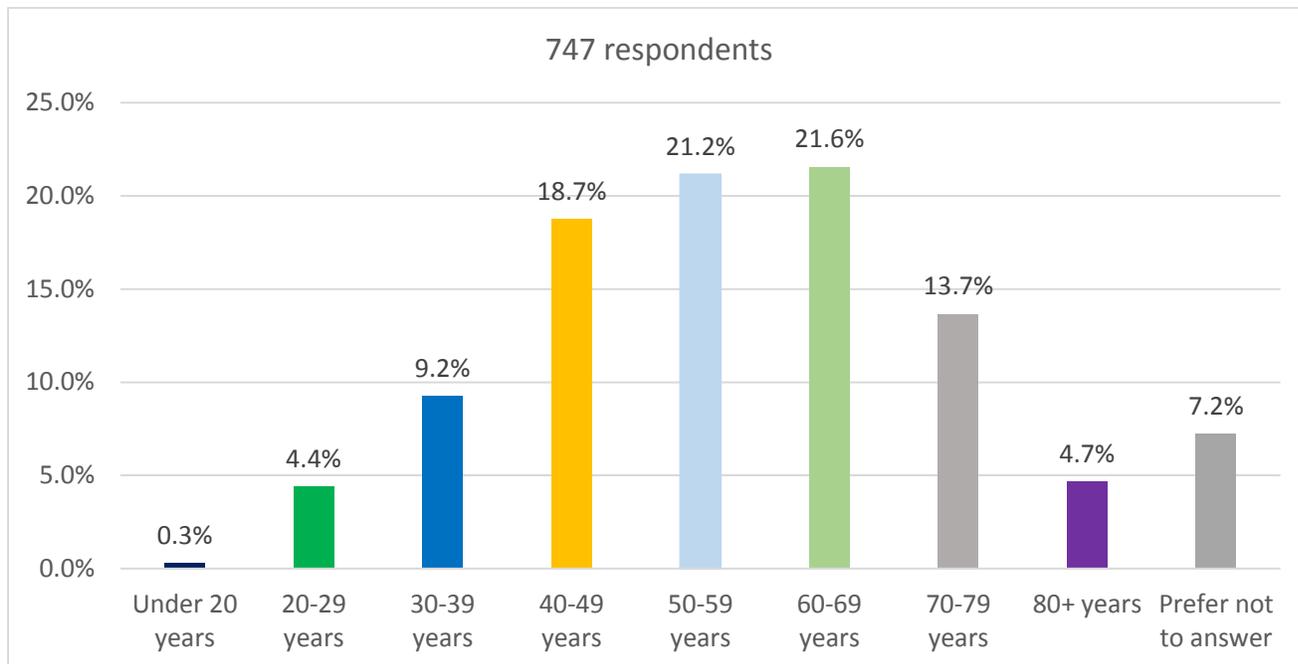
Choice	Count	Percentage
Under 20 years	2	0.3%
20-29 years	33	4.4%
30-39 years	69	9.2%
40-49 years	140	18.7%
50-59 years	158	21.2%
60-69 years	161	21.6%
70-79 years	102	13.7%
80+ years	35	4.7%
Prefer not to answer	54	7.2%
Total	747	100.0%

Q28: Do you identify as:

744 respondents
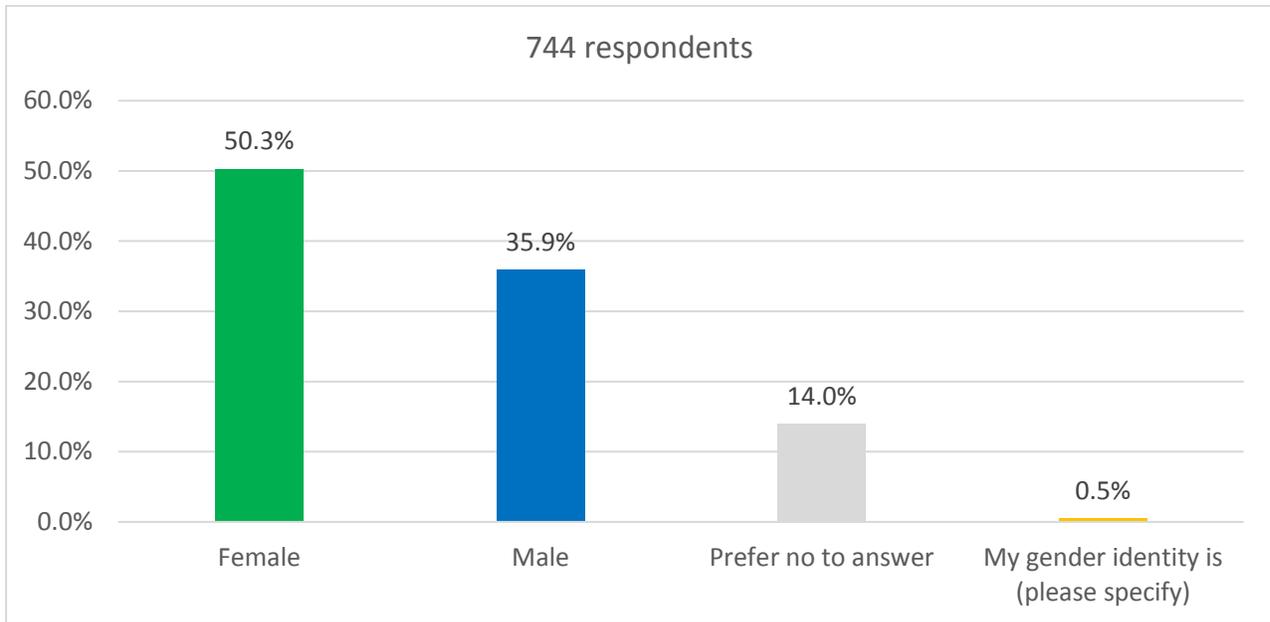
Choice	Count	Percentage
Female	374	50.3%
Male	267	35.9%
Prefer no to answer	104	14.0%
My gender identity is (please specify)	4	0.5%
Total	744	100.0%

Q29: Do you consider yourself to be (check all that apply)?

710 respondents

Choice	Count	Percentage
First Nation	3	0.4%
Metis	4	0.6%
Inuit	1	0.1%
White (European descent)	439	61.8%
Chinese	20	2.8%
Japanese	2	0.3%
Korean	1	0.1%
South Asian (e.g. East Indian, Pakistani, Sri Lankan)	6	0.8%
Southeast Asian (e.g. Vietnamese, Cambodian, Malaysian, Laotian)	1	0.1%
West Asian (e.g. Iranian, Afghan)	1	0.1%
Black (e.g. African or Caribbean)	2	0.3%

Filipino	1	0.1%
Latin American/Hispanic	7	1.0%
Arab	1	0.1%
Prefer no to answer	214	30.1%
Other (please specify)	30	4.2%
Total	710	100.0%

Q30: How did you hear about this survey (Select all that apply)?

746 respondents
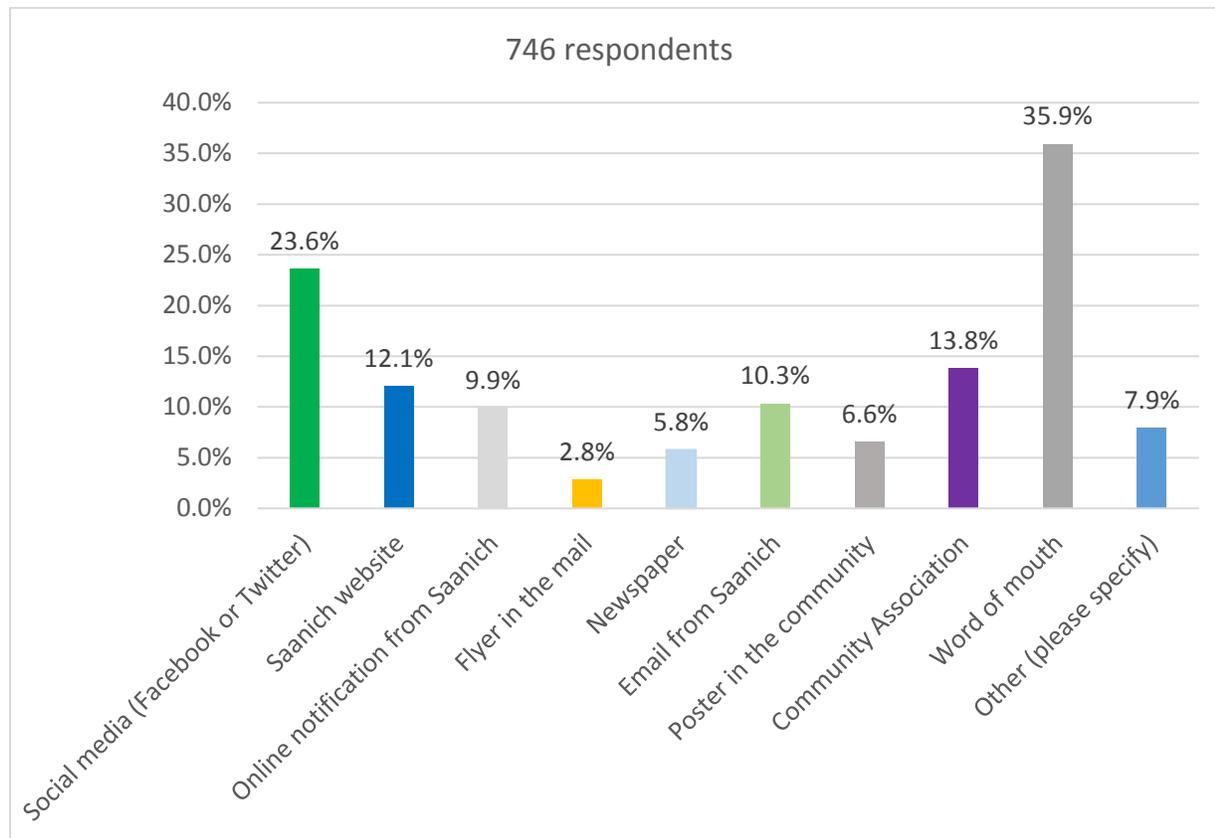
Choice	Count	Percentage
Social media (Facebook or Twitter)	176	23.6%
Saanich website	90	12.1%
Online notification from Saanich	74	9.9%
Flyer in the mail	21	2.8%
Newspaper	43	5.8%
Email from Saanich	77	10.3%
Poster in the community	49	6.6%
Community Association	103	13.8%
Word of mouth	268	35.9%
Other (please specify)	59	7.9%
Total	746	100.0%

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