

PARTICIPANT GUIDE

Cadboro Bay Community Workshop on Housing

June 11, 2022

Dear Participant:

Welcome to the Cadboro Bay Community Workshop on Housing!

This workshop follows a directive of District of Saanich Council to explore possibilities for 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. We invite you to contribute your planning and design ideas this afternoon. The results of this workshop and the following on-line discussion (June 22), and community survey will help staff and Council develop the final housing land use concept and associated policies to complete the Draft Plan.

This Cadboro Bay Workshop is one of two opportunities to contribute your ideas through group discussions:

1. **Community Workshop** at 1:30 to 4:30 pm on **Saturday, June 11, 2022 at Goward House; and**
2. **On-line Community Review Workshop Results Presentation and Discussion** at 7:00 pm to 9:00 pm on **Wednesday, June 22, 2022.**

Even if you cannot attend any or all these events, you will be able to view the final presentation on the Cadboro Bay Local Area Plan Update website and comment in the upcoming **Community Feedback Survey**. For more information and to sign up for notifications visit our website at: www.saanich.ca/cadboro

This Participant Package contains:

1. **Agenda for today** - the Saturday, June 11 Community Workshop.
2. **Details of Wednesday, June 22** On-line Community Workshop Results Presentation and Discussion.
3. **Workshop context** - why we are having this Community Workshop.
4. **Concept** option ideas to review this afternoon and a summary of each concept.

AGENDA

1. The Community Workshop will be held from 1:30 pm to 5:00 pm on Saturday, June 11 at Goward House (2495 Arbutus Road):

1:30 pm Introduction, purpose, context, and agenda overview

2:00 pm Table discussion (8-10 tables)

Each group will review the three concepts (developed in association with the community advisory committee) and help develop a *Preferred Housing Plan* that will aid staff and Council in deciding the final plan and associated policies. There are three steps for the table discussions:

1. Select the potential locations for the housing opportunities.
2. Determine the type and density in those locations and add rationale.
3. Add images of housing types to the plan.

3:00 pm BREAK and Pin-up for presentations

3:15 pm Group presentations - summary discussion (5 min each group)

4:30 pm Summary and Next Steps

5:00 pm Adjournment

2. On-line Community Workshop Results Presentation and Discussion at 7:00 pm to 9:00 pm on Wednesday, June 22

To register for this on-line event, email planning@saanich.ca

This online session will include a summary presentation of key outcomes of the June 11 workshop and an opportunity for participants to ask questions and provide feedback.

3. Community Survey (coming end of June)

A community survey will follow to solicit feedback, taking place at the end of June. For more information and to receive notification, please visit our website at saanich.ca/cadboro

WORKSHOP CONTEXT

Why are we having this workshop?

A multi-year process has been undertaken to develop an updated [Draft Cadboro Bay Local Area Plan](#). As part of community review of the Draft Plan, Saanich Council has directed staff to undertake additional work to assess an expanded Village Centre with the purpose of expanding purpose-built rental housing and housing opportunities for a broader range of incomes.

The purpose of this workshop is to explore that Council direction and assess ways the Local Area Plan could be adapted to better respond to community housing needs, specifically rental housing, and housing affordable to a broader range of incomes.

How does the workshop fit into the Local Area Plan process?

The update of the [Cadboro Bay Local Area Plan](#) (LAP) was initiated in 2018 and has proceeded through multiple rounds of community engagement. The updated LAP will serve to guide future planning and land use decisions over the next 20 to 30 years. The planning process includes five phases.



Figure 1: Cadboro Bay Local Area Plan Planning Process

We are now in Phase 4: Draft Plan Review. Consultation in late 2021 / early 2022 included a series of Open Houses and a Community Survey, which received 309 submissions. In the survey, the Draft Plan received 73% support/strong support for its vision and overall direction. A [Public Engagement Summary Report](#) documents engagement activities and results.

Draft Plan consultation also included meeting with stakeholder groups (i.e., community association, BIA) and Council Advisory Committees. Based on recommendations arising from one of the Advisory Committees, Council has directed staff to undertake additional work to explore housing and land use directions in the draft plan.

While the Local Area Plan comprehensively addressed a range of topics and areas of Cadboro Bay, the focus of today's workshop is narrower and more focused on housing in the Village Neighbourhood.

Today's workshop, as well as the June 22 on-line session and upcoming community survey will provide valuable information that will inform completion of the Draft Plan. Once completed, the Draft Plan will be presented to Council for their consideration. As part of this process additional opportunities will be available for the public to provide feedback and comment, as well, the opportunity for those who wish to address Council.

What is the current housing situation in Cadboro Bay?

Current housing prices and a lack of housing choices limit options for young families, singles, or seniors looking for the opportunity to downsize and age in place. These limited housing options are reflected in housing stock characteristics.

There is currently a limited diversity of housing type options in Cadboro Bay.

- 79% of all dwelling units are single family dwellings compared to 59% in the District of Saanich as a whole.
- 9% of housing units are secondary suites or duplexes.
- 12% are townhouse or apartment units, with multi-unit developments in the Village Centre and at Wedgewood Estates in Ten Mile Point.

Only 10% of housing units are rental in tenure. Most of these units are provided by secondary suites. There are no purpose-built rental buildings in Cadboro Bay.

There are no social housing units in Cadboro Bay. In Saanich as a whole, there are over 2,300 social housing units. St. George's Anglican Church provides a limited number of housing units for seniors (20 units).

Many long term Cadboro Bay residents have recalled a time when housing was more affordable and accessible. Recognizing that affordability is a big challenge, today's workshop seeks to explore some of the possibilities that would provide housing choices that are consistent with a more inclusive community.

What are key community housing needs?

The District of Saanich's recently completed [Housing Needs Report](#) highlights housing affordability, diversity and supply challenges, with the most acute need for rental accommodation, particularly for lone parent families and single person households. Over the next five years (2020-2025), the District of Saanich's population is anticipated to grow by 5,011 new people, of which approximately 47% are anticipated to be renter households.

Also of note, almost 2/3 of growth over the next five years will be in households where the primary household maintainer is between 75-84 years old. This further highlights the need to provide diverse housing options that allow residents to age in place and live close to community services and amenities.

How is the viability of development assessed?

A standard element of the development of local area plans involves testing the viability of land use policies from a developer's perspective. This helps provide an understanding of whether potential development can realistically be constructed under current market / economic conditions. This analysis, called Pro forma analysis, has been completed for sample sites within the study area. The [Cadboro Bay Development Viability Analysis](#) generally helps identify what is likely to be built under Local Area Plan (LAP) policy and prevailing market conditions.

Cadboro Bay

LOCAL AREA PLAN

Key findings from testing of land use policies in the LAP include:

- Market (strata) townhouse and apartment developments are generally feasible under conditions identified in the LAP. The units would be sold at prices affordable only to households with very high household incomes.
- The development of purpose-built rental housing would be unlikely under current LAP policies and land use designations;
- High land costs present a challenge to achieving rental or affordable units in this area;
- Residential only developments perform better than mixed use developments (retail space negatively impacts viability); and
- Key variables that impact viability include land cost, parking ratios, use mix and tenure.

What are some of the opportunities and constraints in the Cadboro Bay Village Neighbourhood?

The area under consideration (Cadboro Bay Village Neighbourhood) presents a number of elements that inform the development of potential housing options. Opportunities reflect items that would support the development of new housing, while constraints can limit potential opportunities.

Opportunities:

- Community need – lack of housing diversity, supply and affordable
- Walkable access to Village Centre (shops and services)
- Proximity to community amenities and facilities (parks, schools, etc)
- Proximity to University of Victoria and University Centre
- Access to transit and Bike networks
- Mature housing stock in specific areas

Constraints:

- Areas impacted by sea level rise (Climate Change impacts) near Cadboro-Gyro Park
- Environmentally sensitive areas in Cadboro Bay (i.e., near Mystic Vale)
- Protected heritage properties
- Recently constructed buildings (last 20 years)

What are some options to address these directions, and challenges?

The workshop will explore options that could help to address community housing needs in a way that aligns with other community values and geographic conditions. Key opportunities include:

- Providing additional height and/or density allowances where specific housing outcomes are delivered (i.e., rental housing, % of units at below market)
- Expanding the diversity and supply of housing (i.e., greater range of unit sizes, greater overall number of units)
- Identifying apartment forms and character that are sympathetic and “fit” into neighbourhood
- Lowering parking requirements to provide more affordability and encourage transit/walking

CADBORO BAY VILLAGE - HOUSING OPTIONS OVERVIEW

How were the Initial Concept Options Developed?

To start the conversation on how Council's direction to explore greater housing possibilities in Cadboro Bay can be addressed, preliminary options have been developed. These options are intended to seed the conversation and prompt a discussion around community priorities and trade-offs.

Saanich staff worked with the Cadboro Bay LAP Advisory Committee to develop the concepts provided today at the workshop. The purpose of this workshop is to invite your participation in exploring possibilities.

At today's workshop, continuing with a collaborative approach to engage the community in discussion and hands-on activity, the workshop aims to take a closer look at possibilities for housing that offers housing options for more diverse incomes in the village area within walking distance to Village Centre amenities and services.

Many of the options include areas with taller buildings (as indicated in storeys on the maps). The intention is that developments of greater height would be achievable in circumstances where specific housing outcomes are delivered, which specifically are:

- Purpose built rental housing
- Housing with an affordability component, such as a certain percentage of units available at "below-market" rates

What are the Preliminary Options under consideration?

Three options are provided for your consideration, with Option 1 having two variations on the same general concept. During the workshop, there may be new options developed or adaptations to the initial options.

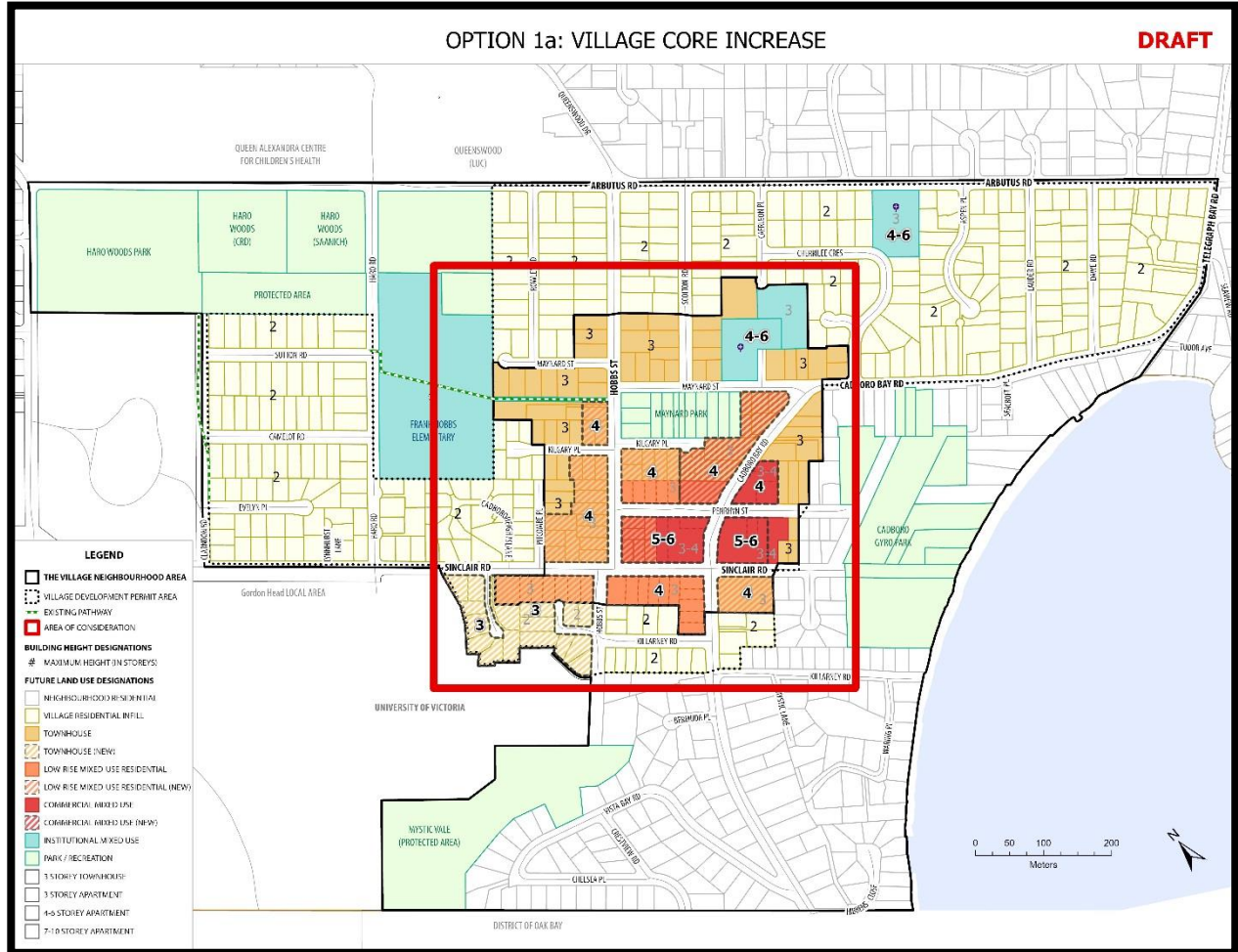
- **Option 1: Village Focus**
 - Option 1a: Village Core Increase
 - Option 1b: Village Town Square
- **Option 2: Village Expansion**
- **Option 3: University of Victoria Edge**

Cadboro Bay

LOCAL AREA PLAN

OPTION 1: VILLAGE FOCUS

Option 1a: Village Core Increase



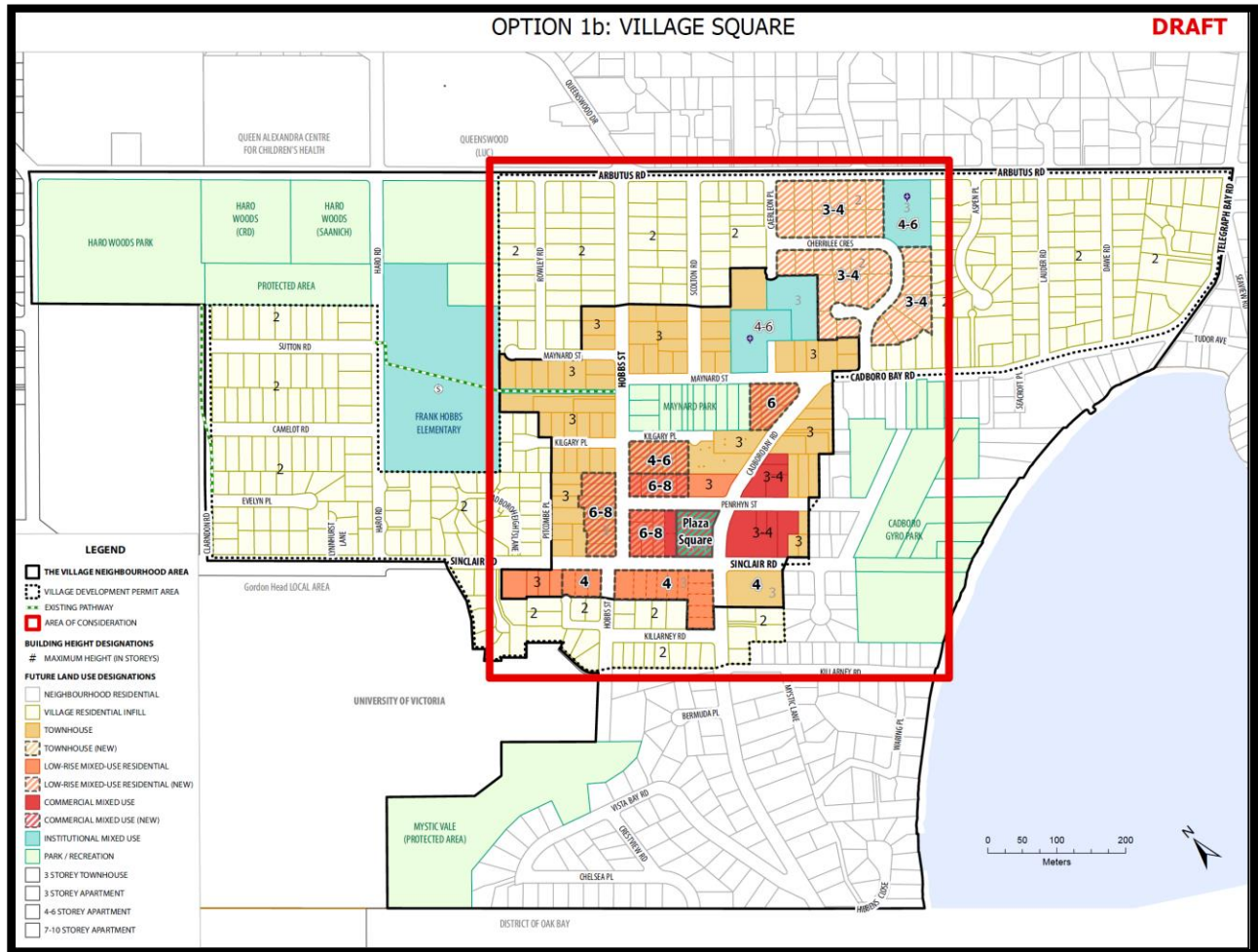
Key Features

- 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)

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LOCAL AREA PLAN

Option 1b: Village Square



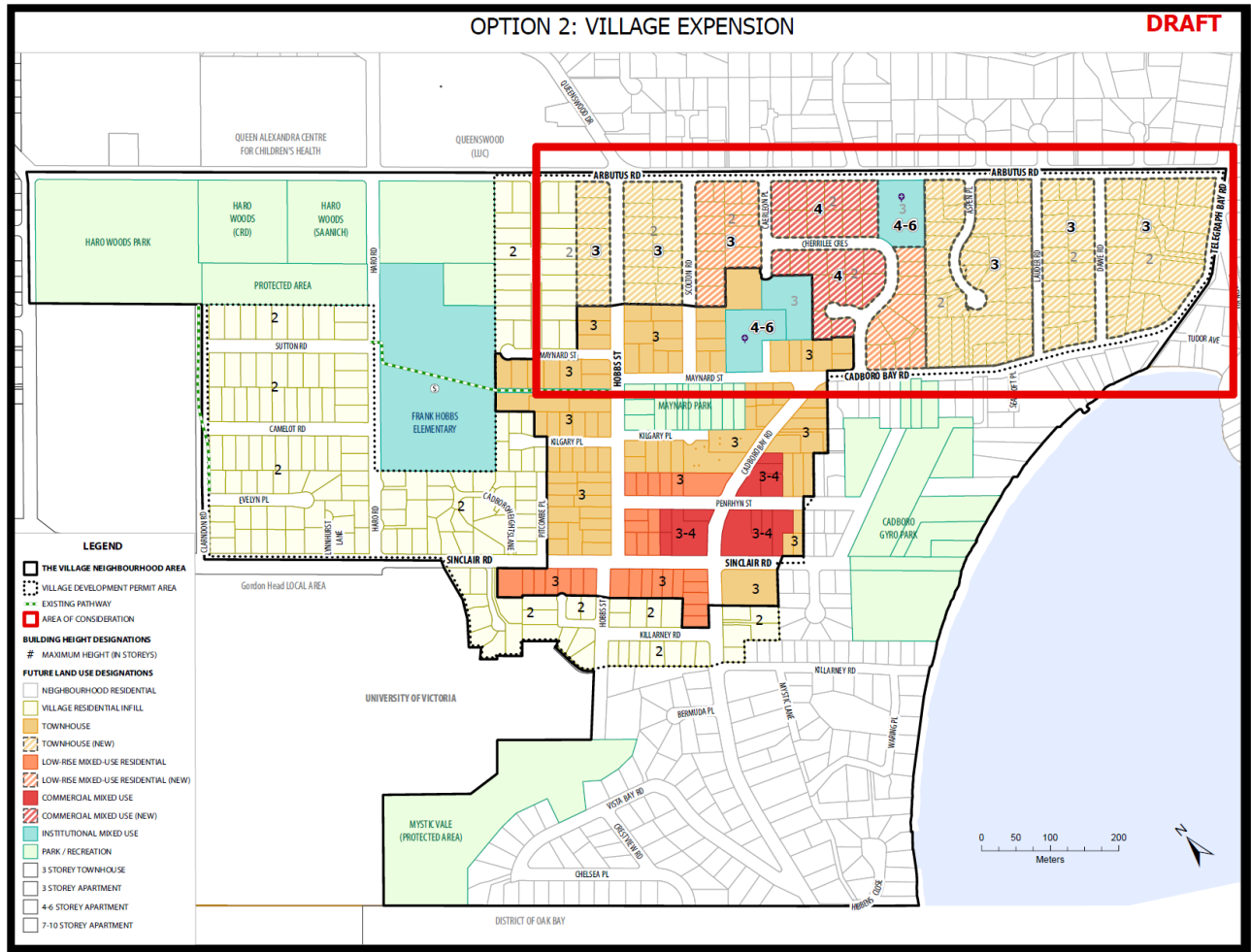
Key Features

- 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

Cadboro Bay

LOCAL AREA PLAN

OPTION 2: VILLAGE EXPANSION



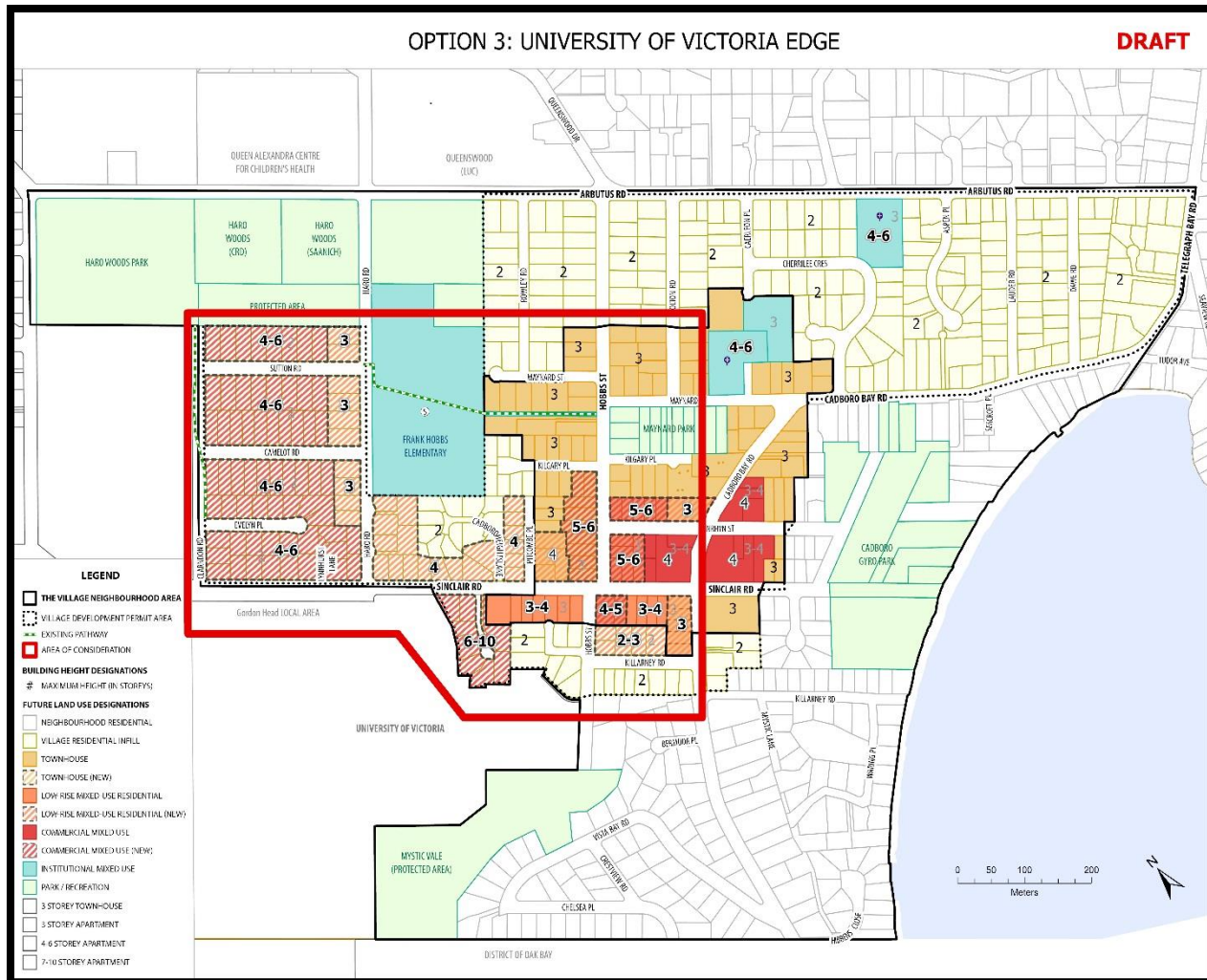
Key Features

- 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

Cadboro Bay

LOCAL AREA PLAN

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)