

MINUTES
MAYOR'S STANDING COMMITTEE ON HOUSING AFFORDABILITY AND SUPPLY

Via Microsoft Teams
July 4, 2022 at 10:01 a.m.

Present: Councillor Zac de Vries (Chair); Mayor Fred Haynes; Councillor Karen Harper;
Councillor Rebecca Mersereau

Staff: Sharon Hvozanski, Director of Planning; Pam Hartling, Housing Planning and Policy
Manager; Amber Walker, Community Planner; Megan MacDonald, Senior Committee
Clerk

The Territorial Acknowledgment and Inclusivity Statement was read

ADOPTION OF MINUTES

MOVED by Councillor Harper and Seconded by Mayor Haynes: "That the minutes of the Mayor's Standing Committee on Housing Affordability and Supply meeting held June 20, 2022 be adopted."

CARRIED

FLOOR SPACE RATIO (FSR)

The Chair led a preliminary discussion on Floor Space Ratio and the following was noted:

- FSR is a metric that looks at gross floor area ratio, taking away unoccupiable space divided by lot area.
- FSR sets limits to density without controlling the external shape of the building.
- Central Saanich is moving their new Official Community Plan to FSR to help simplify the zoning system.
- Saanich is currently working on a density bonussing program which will include FSR.
- FSR should be considered as a policy tool to create more three-bedroom condos/apartments.
- Anything that will incentivize more multi-bedroom condos is important.
- Staff currently do ask for three-bedroom units from developers.
- The District is in the early stages of policy on unit mix; it is unlikely that staff will be in a position to provide additional information on this before the end of Council term.
- Staff will take this away and consider it as the Official Community Plan updates are underway.
- The scope of work, as outlined in the OCP Terms of Reference, includes adding density; staff need direction from Council to use FSR as a growth management tool.

MOVED by Councillor Mersereau and Seconded by Councillor Harper: "That the Mayor's Standing Committee on Housing Affordability and Supply recommends that Council direct staff to report back on the pros and cons on using Floor Space Ratio as a unit for land-use planning, in conjunction with the Official Community Plan update and corridor planning, and the potential to use Floor Space Ratio calculations to incentivize three-bedroom units."

CARRIED

CONTINUATION OF STRATEGIC OFFICIAL COMMUNITY PLAN (OCP) UPDATE

The Project Manager for the Official Community Plan Update/Community Planner presented on the land use framework to incorporate emerging policy priorities as defined in the Terms of Reference of the Strategic Official Community Plan update. The intention of this presentation is to get direction and feedback from this Committee in the preliminary stages of this project on the following areas: residential infill in neighbourhoods; clarifying conceptual boundaries; corridor designation; parks and walkability.

The following discussions ensued in response to the presentation:

- A plan that is nimble would be ideal.
- It will be important to identify secondary corridors sooner rather than later.
- Missing middle housing would provide an opportunity to look at potential secondary corridors.
- BC Transit is involved in discussions regarding the strategic OCP Update.
- Density must be used thoughtfully in order for it to be effective.
- It was suggested that the initial focus be placed on a broader area of 100 metres for more concentrated density, and possibly a further 100 metres for a transition zone.
- A criteria to consider for secondary corridors is the number of people using transit in the area.
- It was suggested that the District be more ambitious in terms of density along major corridors (ie. minimum six storeys) in order to maximize urban land resources.
- It was suggested that a broader area be considered and be relatively flexible; side streets off major corridors should also be considered.
- Various housing forms will be considered for transitioning density from major corridors into neighbourhoods.
- Support was expressed for policy on equitable access and walkability to parks.
- Phase 1 consultation includes targeted engagement and the online community survey.
- Phase 2 consultation will include various creative engagement strategies to make it easier for the public to provide feedback.

ADJOURNMENT

The meeting was adjourned at 11:37 a.m. The next meeting is scheduled for August 15, 2022.

Councillor Zac de Vries, Chair

I hereby certify these Minutes are accurate.

Committee Secretary