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Appendix A

Context

Housing quality, choice, and affordability are essential for a healthy, diverse, and prosperous community. As new individuals and families continue to move to the District, increasing the diversity of housing types and sizes will be important for meeting the needs of both existing and future residents.

A slow and steady growth rate of approximately 1% a year has been the trend in Central Saanich, which is anticipated to continue into the future. The District's Interim Housing Needs Report (2024) notes that a total number of 1,117 and 3,476 new units are needed for the next 5 and 20 years are, respectively. These expected numbers include a demand buffer which accounts for the number of units required to achieve a 'healthy' housing supply.

According to the housing capacity analysis, interim HNR (2024), and growth projection for the District, accommodating the projected growth within the Urban Containment Boundary would be difficult without policy intervention. At this time, the District's housing strategy is to increase and diversify our housing stock through the infill and densification policies of the OCP. This strategy should serve our housing needs for next 20 years. However, ongoing consideration of future policy amendments, housing programs, and identified housing needs will continue to be evaluated.

Carefully managed growth can ensure greater physical and social health amongst residents, preservation of agricultural lands and natural areas, efficient use of existing infrastructure, reduced greenhouse gas emissions, increased energy efficiency of buildings, and respect for rural and small-town character and quality of life. To do this, the OCP promotes housing diversity and housing affordability, a high standard of residential design and construction, and compact, walkable communities.

Appendix B

Affordable, Rental, and Special Needs Housing Policies

10. Encourage development applications that address identified housing needs. In particular, favourable consideration will be given to:
 - a. Family housing;
 - b. Rental Housing;
 - c. Housing for seniors;
 - d. Affordable, below market housing;
 - e. Housing for First Nations or W̱SÁNEĆ Nations;
 - f. Proposals that improve housing diversity, particularly those that allow people to remain in the community as they age (i.e., compact, ground oriented);
 - g. Fully accessible and adaptable housing for individuals with special needs;
 - h. Proposals designed for workforce housing, including farm workers, healthcare and emergency personnel; and
 - i. Various forms of supportive housing and multi-level care facilities.
11. Encourage small, more compact housing forms and alternative forms of ownership such as small-scale multi-unit housing (SSMUH), cooperative housing, to provide more affordable housing options for a range of lifestyles and income levels.
12. Encourage a social mix within individual developments by mixing housing types and tenure-ship arrangements throughout the community. Support a mix of housing tenures, including market ownership, affordable homeownership, purpose-built rental housing, non-market rental housing, cooperative housing, co-housing, multi-generational housing and other alternative housing forms that may provide more affordable housing options.
13. Support the creation of new and the retention of existing rental housing within Central Saanich and discourage the conversion of rental housing of three or more units to strata ownership.
14. Require covenants to prohibit a strata bylaw from introducing rental restrictions as a condition of development approval.
14. Encourage the provision of at least 10% of dwelling units as affordable housing in new attached or multi-unit residential or mixed-use residential/commercial development. Ideally this would be in the form that addresses an identified housing gap. Cash in lieu of the provision of affordable housing units for inclusion into the District Affordable Housing Fund may be considered.
15. Collaborate with regional partners, non-profit organizations, and/or senior levels of government to identify best practices for addressing shelter housing needs. Jointly develop a strategy that includes emergency shelters, transitional housing, capacity-building initiatives, cross-community partnerships, and integrated planning with health and social services. Establish measurable indicators to track progress, evaluate outcomes, and ensure meaningful public engagement throughout the implementation process.



Appendix C

Infill Housing, Secondary Suites, Detached Accessory Dwellings Policies

16. Within residential neighbourhoods, support secondary suites and a mix of infill housing forms, including small lots, panhandle lots, pocket neighbourhoods, duplexes, small scale multi-unit development and townhouses, where they are consistent with infill design guidelines.
17. Pocket neighbourhoods build on the concept of clustering buildings on a site physically by incorporating an intentional design approach that fosters social interaction and creates a strong sense of neighbourliness. To encourage pocket neighbourhood developments, support increasing the density with respect to the number of permitted dwelling units, where dwelling units are size limited and sited around an open space designed to create a communal neighbourhood that fosters social interaction.
18. Support a gradual transition of building density and massing from higher density Village Centres and main corridors to lower density neighbourhoods (see Figure 1 to the right).
19. Support secondary dwellings, accessory to a single-detached dwelling, as an alternative to a secondary suite. The two types of secondary dwellings supported in the District include:
 - a. Cottages: a self-contained dwelling unit that is accessory to a principal residential dwelling and is physically detached from the principal building located in a single storey building.
 - b. Carriage Houses: a self-contained dwelling unit that is accessory to a principal residential dwelling and is physically detached from the principal building. It is located on the same legal lot and may be situated at grade or above an accessory structure. Carriage houses are located within a two-storey building.
 - c. Cottages and Carriage Houses are supported both within the Urban Containment Boundary and on Rural and Agricultural designated lands.
20. Consider tiny homes (detached accessory dwelling on wheels) as an alternative to a Cottage, where they comply with BC Building Code, or an alternative health and safety standard, and are connected to municipal water, sanitary sewer, and storm drainage services. Tiny Homes are one storey detached accessory dwellings designed to be capable of being transported and relocated to different sites, which may or may not be constructed with wheels, which are incidental, subordinate, and exclusively devoted to the principal residential use.
21. Discourage variances to increase the building height of detached accessory dwelling units. Variances should only be considered where:
 - a. The predominant building height on adjacent properties is two storeys;
 - b. The principal dwelling is two storeys and the accessory dwelling would

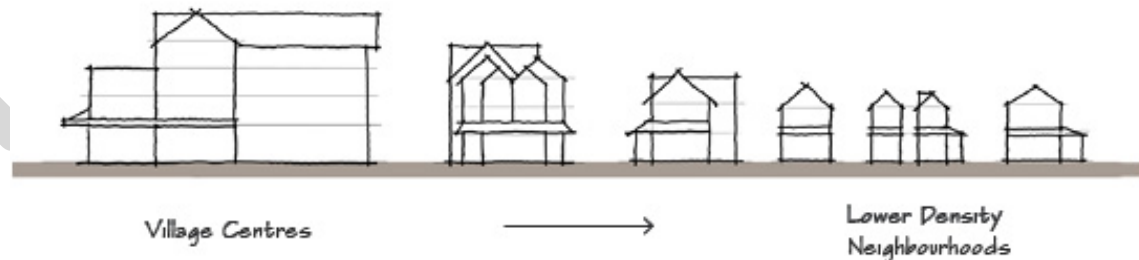


Figure 1 - Illustrative example of gradual transition of building density and massing.

Appendix D

- have a lower maximum point of elevation than the principal dwelling;
 - c. A reduced building footprint is proposed to mitigate impacts to trees or other natural features;
 - d. A shadow study is provided to confirm impacts on adjacent properties would be minimal;
 - e. Natural topography is utilized to ensure impacts are minimized and/or impacts are not exacerbated by natural topography and siting of the building; and
 - f. Building design mitigates potential impacts of an upper storey by incorporating it into the roof form, steeping back the upper storey, sensitive window placement, and screening through trees and significant vegetation.
22. Panhandle developments are generally not the preferred form of development within the Urban Containment Boundary and other forms of infill development should be explored first, such as SSMUH, house plexes, townhouses or small lot subdivision. Challenges with panhandle developments are the lack of street presence and limited opportunities to improve the streetscape, impacts to adjacent properties, and lack of improvement to housing diversity.
23. Discourage two storey dwellings on panhandle lots within the Urban Containment Boundary to reduce privacy and shadowing impacts. Variances to increase the building height to two storeys on a panhandle lot should only be considered where:
- a. The principal dwelling on the associated standard lot is two storeys and the panhandle dwelling would have a lower maximum point of elevation than the principal dwelling on the standard lot;
 - b. The predominant building height on adjacent properties is two storeys;
 - c. Proposed setbacks exceed the minimum requirements, and in no case are variances to reduce setbacks to adjacent lots proposed;
 - d. A reduced building footprint is proposed to mitigate impacts to trees or other natural features;
 - e. A shadow study is provided to confirm impacts on adjacent properties would be minimal;
 - f. Natural topography is utilized to ensure impacts are minimized and/or impacts are not exacerbated by natural topography and siting of the building; and
 - g. Building design mitigates potential impacts of an upper storey by incorporating it into the roof form, steeping back the upper storey, sensitive window placement, and screening through trees and significant vegetation.
24. Consider ground oriented live/work buildings and uses in areas currently designated Light Industrial within the Keating Business District. Proposals for live/work buildings and uses must demonstrate appropriate levels of livability for the residential uses and must not significantly reduce the capacity for commercial or industrial uses in these areas.
25. Do not support marine-based housing (e.g., liveaboards and float homes) unless it can be demonstrated that the environmental consequences of marine-based living, including sewage, are mitigated.
26. Partner with senior levels of government, WSÁNEĆ Nations, the Capital Region Housing Corporation, and non-profit housing agencies to support the co-development of affordable housing strategy.

Appendix E

Housing and Community

Create Safe and Complete Communities

Section 4.1 of the OCP indicates support for continued stable growth at an average of approximately 1%, which is consistent with the RGS targets. Much of this growth is planned to take place within the four urban residential neighbourhoods (Brentwood Bay, Saanichton, Tanner Ridge, and Turgoose). The OCP establishes a framework for growth in these areas that is consistent with the “Complete Community Criteria” as set out in the RGS. These policies support a wide variety of housing opportunities, types and tenures; with particular consideration for increased residential density with multi-unit developments and supportive/care housing within the urban containment boundary. A priority is placed on reducing dependence on private vehicles, increasing opportunities for public transit, and locating development in proximity to commercial activity and services.

Improve Housing Affordability

A key objective identified in the OCP is to support the development of diverse housing types to accommodate the various housing needs of existing as well as future residents, and to meet the changing needs of the various age groups of residents (sec. 4.1). Proposals for multi-unit rental housing, rental housing for seniors, affordable housing, housing for First Nations or WSÁNEĆ communities, fully accessible and adaptable

housing, work force housing, supportive housing and multi-level care facilities are encouraged through development approval processes (policy 4.1.10). The District encourages alternative housing tenures (i.e., co-housing, non-profit and cooperative housing), the retention of rental housing and transitional housing (policies 4.1.11, 4.1.12). The OCP discourages the conversion of rental housing to strata ownership (policy 4.1.13). Secondary suites are also currently permitted in agricultural, rural, and most residential zones. Together, these policies work to address housing needs in Central Saanich and to meet the projected housing needs of 3,476 for next 20 years.

Transportation

Improve Multi-Modal Connectivity and Mobility

The OCP supports a comprehensive local and regional transportation system which is consistent with the multi-modal transportation network set out in the Regional Transportation Plan. Section 4.9 states that priority is placed on reducing dependence on the use of private vehicles over time and that there is support for increased and improved access to transit services including improved accessibility and amenity provision to increase ridership (i.e., policies 4.9.19 – 4.9.23). The OCP supports alternative modes of transportation including

cycling and walking through the development process and through municipal investment and partnerships (i.e., policies 4.9.11 – 4.9.18). Policies that promote public transit and active modes of transportation work towards the RGS 2038 target of achieving a transportation system that sees 42% of all trips made by walking, cycling and transit.

Economic Development

Realize the Region’s Economic Potential

The OCP’s fundamental principles guide decision making regarding a sustainable economy. Sections 4.4 defines policies regarding economic development in Central Saanich, including growth and management of the community’s economic sectors: commercial, tourism, recreation, light industrial, aggregate extraction, home based employment, and agriculture. Agriculture will play an increasingly important role in the food supply for the entire region (sec. 4.2 and 4.4). Section 4.2 sets out policies that support the conservation and management of Renewable Resource Lands Policy Area as identified on Map 3a of the RGS. There is continuing support for the well-established, pedestrian oriented commercial centres in Saanichton and Brentwood Bay, as well as support for the commercial and industrial activities in the Keating Business Park. These principles and policies are consistent with the RGS.

Schedule E: Definitions and Acronyms

Definitions

Active Transportation Plan – means the Central Saanich Active Transportation Plan prepared by Urban Systems dated June 2021, as may be amended from time to time.

Affordable Housing – Referring to Affordable housing units in market housing, as ““Affordable Rent” means eighty (80%) percent of the average monthly rent for a dwelling of comparable size and location as set out in the Canada Mortgage and Housing Corporation Housing Market Outlook for Greater Victoria, set yearly in October.”; and Where funding for affordable housing for non-market housing providers has been approved by a senior level of government, the ““Affordable Rent” definition(s) align with the senior level of government affordable housing funding program.”.

Built Environment – means the human-made (versus natural) resources and infrastructure designed to support human activity, such as buildings, roads, parks, and other amenities which collectively form where people live, work and play.

Climate Leadership Plan – means the Climate Leadership Plan, District of Central Saanich prepared by Pinna Sustainability Inc., in 2018 and updated by the District in 2020, and includes the Central Saanich Electric Vehicle and Electric Bike Strategy dated Sept 2020, both as may be amended from time to time.

Core Commercial Area – means those lands designated Commercial /Mixed Use located within Brentwood Bay Village and Saanichton Village, and those lands designated Service Commercial on Keating Cross Road between Veyaness Road and Kirkpatrick Crescent.

Core Housing Need – means a household living in housing that does not meet one of the housing standards (adequate, affordable, suitable) and would have to spend 30% or more of their gross income to pay the median rent for alternative housing that meets all three housing standards

Electric Vehicle and Electric Bike Strategy – see Climate Leadership Plan

Food Sovereignty – means the ability of communities to control their own food systems, including their own markets, production modes, food cultures and environments.

Green Infrastructure – means a range of natural and human made landscape elements to provide ecological and hydrological functions. Green infrastructure is a key component of climate adaption strategies that can improve stormwater management and reduce the heat island effect, and may also be referred to as Low Impact Development.

Green Shores – means a program of the Stewardship Centre for British Columbia that promotes sustainable use of the shoreline, including using soft materials to reduce erosion rather than shoreline hardening as much as possible.

Housing Needs Report – means a report to satisfy *Local Government Act* requirements and as updated every 5 years as required, which at the time of adopting this OCP is the 2020 District of Central Saanich Interim Housing Needs Report dated September 2024.

Housing Capacity Analysis – means the Housing Needs Capacity Analysis and Growth Projections reported by District of Central Saanich staff, dated September 2025.