



# The Corporation of the District of Central Saanich

## REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, May 27, 2024

Re: Bill 44 - Draft Zoning for Small Scale Multi-Unit Housing inside the UCB

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### **RECOMMENDATIONS:**

1. *That second reading of Zoning Bylaw Amendment Bylaw No. 2196, 2024 (Bill 44 – Housing Amendments for Small Scale Multi-Unit Housing, Inside Urban Containment Boundary) as read and amended May 13, 2024, be rescinded.*
2. *That Bylaw No. 2196 be given second reading, as amended.*
3. *That as directed on May 13, 2024, a public hearing on No 2196, 2024 be scheduled for June 10th to consider permitting more than the minimum number of prescribed housing units of Bill 44.*

### **PURPOSE:**

The purpose of this report is to respond to the May 13<sup>th</sup>, Council motion:

*That Zoning Bylaw Amendment Bylaw No. 2196, 2024 (Bill 44 – Housing Amendments for Small Scale Multi-Unit Housing, Inside Urban Containment Boundary) be introduced and given First Reading, as amended by adding aligning further with the Official Community Plan by tying the six (6) and eight (8) units with connectivity to commercial and transit options.*

### **BACKGROUND:**

On May 13<sup>th</sup>, Council provided first and second reading of *Zoning Bylaw Amendment Bylaw No. 2196, 2024 (Bill 44 – Housing Amendments for Small Scale Multi-Unit Housing, Inside Urban Containment Boundary)*. Originally a two-zone approach was presented to Council for implementing SMMUH, by creating both the Residential Neighbourhood and Residential Corridor zones. Both zones would have permitted up to eight units depending on lot size, with slightly different zoning regulations to encourage more compact building forms on main corridors close to transit and village centres.

Based on Council direction from May 13<sup>th</sup>, a revised three-zone approach to implementing SMMUH is proposed. This approach ties additional density of six or eight units on larger lots with connectivity to commercial and transit options, as per Council direction.

### **DISCUSSION:**

#### **Official Community Plan Context**

In 2023, the District adopted a new Official Community Plan (OCP) with policies aimed at encouraging more missing middle housing and diversifying the housing stock. The OCP currently supports various housing forms, including single-detached homes, secondary suites, accessory cottages, duplexes, pocket neighborhoods, and multi-unit residential buildings with up to eight dwellings in areas designated as Neighbourhood Residential. Along main travel corridors such as Wallace Drive, East Saanich Road, West

Saanich Road, and Verdier Avenue, the OCP supports smaller multi-unit redevelopments of up to eight units, as well as moderate and high-density housing forms, provided the development is sensitive to the surrounding neighborhood.

### **Proposed Zoning Approach**

Under the proposed zoning approach, the zoning would align with the OCP by allowing a maximum of four units in residential areas and up to 8 near villages and corridors depending on lot size. The benefit of this approach is that the District would be directing the greatest density to areas close to our main villages, helping create walkable, transit oriented, and vibrant communities. To establish the revised zoning boundaries, a 400m buffer or “pedestrian shed” was used to capture parcels. 400m represents an approximate five-minute walk and research shows this is generally the distance people may be willing to walk before opting to drive. Additional maps have been prepared to demonstrate what parcels would be captured if Council opted to implement a smaller radius (Appendix B).

To ensure proper site design and density of residential parcels in both neighbourhoods and commercial centers, staff have separated the original proposed two zones, into three as follows (Appendix A - Proposed Zoning Maps)

#### *Residential Neighbourhood (RN)*

The RN zone would apply to 68% of properties in the District and would permit a minimum of three units and a maximum of four units. Housing typologies ranging from single detached dwellings to fourplexes would be envisioned. This zone applies to properties further away from Saanichton and Brentwood Village, and not on main corridors, all within the Urban Containment Boundary.

#### *Residential Village (RV)*

The Residential Village would apply to 23% of properties in the District and would permit a minimum of three units and a maximum of eight units. Housing typologies ranging from single detached dwellings to eight-unit, low-rise, apartment buildings. This zone would apply to properties within a 400 m radius of Saanichton and Brentwood Bay villages, within the Urban Containment Boundary.

#### *Residential Corridor (RC)*

The Residential Corridor designation would apply to 9% of properties and would permit a minimum of three units and a maximum of eight units with a focus on more compact housing forms. This zone coincides with the Main Corridor policy direction in the OCP. In this zone, the District will be moving away from single detached dwelling units, only permitting those existing prior to June 30, 2024, to not render them legal non-conforming. No new single-family dwellings would be permitted in this zone.

### **Density Distribution**

With the proposed zoning approach, 93% (3465) of the residential parcels in the District would be permitted four units or less, 6% (232) would be permitted six units and 1% (55) would be permitted eight units. An overview of the distribution can be found in (Appendix D).

#### **NEXT STEPS:**

- May 29<sup>th</sup> – SMMUH Open House 4:00-6:00 PM in Council Chambers.

- June 10<sup>th</sup> – Public Hearing and consideration of 3<sup>rd</sup> reading.
- June 24<sup>th</sup> – Adoption of Bylaw 2196.
- June 30<sup>th</sup> – Adoption deadline

**OPTIONS:**

The options outlined below are consistent with the District’s recently updated Official Community Plan, permitting up to 8 units on residential lots.

**Option 1 (recommended):**

1. That second reading of Zoning Bylaw Amendment Bylaw No. 2196, 2024 (Bill 44 – Housing Amendments for Small Scale Multi-Unit Housing, Inside Urban Containment Boundary) as read and amended May 13, 2024, be rescinded.
2. That Bylaw No. 2196 be given second reading, as amended. (Appendix D)
3. That as directed on May 13, 2024, a public hearing on No 2196, 2024 be scheduled for June 10th to consider permitting more than the minimum number of prescribed housing units of Bill 44.

The other direction from Council on May 13, 2024, regarding holding a community information session and the resolution of having reviewed Provincial considerations, remain unchanged.

This option represents the Implementation of a hybrid sliding scale approach to allow up to 8 units depending on lot size in both the “residential village zone” and “residential corridor zone”, near villages and transit areas. In all other residential areas (residential neighbourhood zone) a maximum of four units in permitted, depending on lot size as proposed in zoning maps (Appendix A).

**Option 2:**

Proceed with the recommended option from the May 13<sup>th</sup> COTW Meeting the draft zoning bylaw to implement a “sliding scale approach”, where a minimum of 4 units are permitted on smaller lots, and as lot sizes increase, to permit up to 8 dwelling units as proposed in Zoning Maps (Appendix E).

**Public Hearings**

Under both options, Council may still hold a public hearing as the bylaws allow for more than the minimum required dwelling units required by Bill 44.

**CONCLUSION:**

Municipalities must pass zoning amendments to comply with Bill 44 by June 30, 2024. The draft zoning, which uses a hybrid sliding scale to increase the number of units based on lot size, thoughtfully addresses density and aligns with the District's recently updated Official Community Plan (OCP). Additionally, focusing density near village centers supports the creation of complete and walkable communities. These zoning changes will enhance the diversity of the District's housing stock, creating a variety of housing typologies and opportunities. Despite the changes to zoning, development will continue to be driven by property owners' desire to redevelop and financial viability. The district will continue to provide oversight through the development permit process.

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| Report Written:   | Julie Bull, Community Planner                                   |
| Report Submitted: | Jarret Matanowitsch, Director of Planning and Building Services |
| Concurrence:      | Christine Culham, Chief Administrative Officer                  |

**ATTACHMENTS:**

Appendix A: Proposed Zoning Maps

Appendix B: Additional Buffer Options

Appendix C: Unit Distribution Map

Appendix D: Draft Bylaw 2196, 2024 (drafted and amended to reflect Option 1)

Appendix E: May 13<sup>th</sup> Complied Council Report.