**MVCCA 2023 President’s Report**

MVCCA volunteers:

* attend the monthly SCAN (Saanich Community Assoc. Network) meetings
* respond in writing, to all Planning Dep’t requests for comments on rezoning applications
* form consensus on issues, then write or speak at the appropriate council meeting
* maintain the Mt. View Park native plant garden
* maintain a website that provides information on local issues and events
* provide community news to members via emails

The new provincial ‘missing middle’ housing incentives will take effect next July. In it, any single family sized lot will be permitted

three housing units. In our area, we already see new construction of homes with a secondary suite, as well as a separate

garden suite. Lots over 280 sq. m can have 4 units and up to 6 units if the lot is within 400 meters of a “frequent transit route”, (to be defined in the legislation’s regulations). This legislation could impact Carey Road properties and the streets near to it. There will also be a phasing out of mandatory Public Hearings where the application is compliant with the Official Community Plan (OCP).

The Transit Oriented Development (TOD) areas, presented by the province, relate to bus transfer locations only.

We now have a clearer idea of how the OCP review is likely to impact our area. The newly established ‘corridor’ designations do not create any corridors within out portion of the Carey Local Area (CLA) Plan and this should discourage land speculators from assuming they can get permission for a six story building outside of the growth centers. That leaves our area of the CLA, with two pre-application projects, 3656 Raymond St South, and the Abstract land at 3950 Carey Road, (Irene’s Bakery). Council will likely support the all the current applications in the Uptown Corridor (UD) Plan area. The two largest are the rental housing projects, Uptown tower and the Tolmie (Superstore) three towers. The additional housing units from these two projects totals 873 rental units, plus commercial.

As you may have heard the province has set yearly targets for the construction of new/occupied housing units. For Saanich the five year goal is: Year 1 - 440 units, Year 2 – 601 units, Year 3 - 841 units, Year 4 – 1163 units, Year 5 - 1565 units.

There are other targets such as # by unit size and # by affordability. The number of units under construction at McKenzie & Shelbourne will cover the first year target, these will be completed in 2024. Note that the affordable housing currently under construction in the Nigel valley is a six storey building of 110 units.

On the environmental front there is evidence to show that car ownership is not in decline, there are more vehicles on the streets than five years ago and parking problems are not going away. Active transportation has increased but a CRD study reveals that only 6.5 % of residents use public transport. There is no clear solution to the loss of trees/vegetation on private land and the resulting storm water issues of increased pavement surface.

731 Burnside Rd. – youth bike skills park and nature preserve. Mike Goldsworthy of Saanich Parks Dept. has indicated they are waiting to hear from MOTI about the use of any of the adjacent property (741 Burnside Road). The plan for the site will include**, the upper half to be retained as nature preserve (after the death of the owner) and the section near the trail to become a bike park. It may be necessary to lobby on behalf of the project, when it is presented to council for funding.**

**The Year Ahead**

MVCCA is interested in including more community members on the executive, we especially need an events coordinator.

Thank you for your interest in your community

Resources:

https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives

Carol Hamill - November 2023