Saanich Elections 2022 **MVCCA questions to incumbent candidates**

Answers have been compiled - but not edited. Candidates were asked to be brief. No answers were received from Natalie Chambers or Zac de Vries.

1) Are there any decisions made by council, that with hindsight, you would like to change how you voted?

1) No I don’t think so.  **Susan Brice**

1) Yes **Judy Brownoff**

1) While there are council decisions I did not agree with, I am satisfied with my votes, which in all cases were the result of both public feedback and considerable thought on the issues.  **Karen Harper**

1) This is a very interesting question and the one and only example came to mind immediately.  During the 2014-2018 term on fourth and final reading (adoption) of the bylaw rescinding Saanich's EDPA I voted in favour.  This was done, as I explained at the time, because I was respecting the outcome of the Public Hearing vote.  I had voted against rescinding at Public Hearing where the motion to rescind passed 5-4.  At the Final Reading vote I voted in favour to show respect for the Public Hearing vote outcome.  That vote was 6-3 in favour of rescinding.   
  
Unfortunately this gave residents the impression I was in favour of rescinding the EDPA.  People did not know (or care unfortunately) that I voted against rescinding at every other opportunity.  This made people think I supported this action when I really did not.   
I regret that my attempt to respect the outcome of a public hearing vote became controversial and I have not done this since. **Colin Plant**

2) What incentives could Saanich use to encourage densification in specific areas? What incentives will not work?

2) Densification will occur on identified corridors such as Shelbourne, Quadra and MacKenzie. These areas are well served by public transit and more residents will mean increased service. The goal is to discourage the use of single occupancy vehicles and this will be a desired outcome. **Susan Brice**

2)Reduced set backs; reduced parking, add’l floor area (height)

Any that have the least financial return to developer. **Judy Brownoff**

2) First we need to complete our Centres, Corridors, and Villages strategy, complete the public consultation on it, and once adopted, prezoning is the single most effective way to incentivize the appropriate development in the identified areas, as well as significantly speeding the process of providing this new housing stock.  **Karen Harper**

2) I am a big believer in density bonusing for affordable housing.  I believe this is the key to both density and ensuring that all multi-unit builds (density) are more affordable.  I also believe that Saanich needs to refine its CAC and amenity policies to provide clarity for both builders and the community that respect everyone's needs.   
I am also interested in developing a made-in-Saanich approach to missing middle housing that ensures greater affordability of units is an outcome.   
I also believe the way Saanich prioritizes non-profits or below market housing projects should continue.   
What does not work is having outrageous proposals coming forward with offers of affordability that still do not comply with our OCP or come even close.  These types of projects take a lot of staff time and create disharmony in the community. **Colin Plant**

3)What should Saanich do to encourage co-housing applications, and other forms of cooperative housing?

3) Council  recently included co-op housing development permit applications to the expedited application process. It’s hoped that existing co-ops will be better able to attain funding for upgrades and renovations.  **Susan Brice**

3)You need land assembly with other levels of government in areas where services and transit is, and a not-for-profit operator (ie CRD Housing) to get truly affordable rents based on income.

As of 2019, 40% of the CRD’s stock of cooperative housing was in Saanich (376 out of 945 units). Half of cooperative housing units were 3+ bedrooms. **Judy Brownoff**

3) This is where simplified approval processes as proposed by the KPMG report would be helpful, as well as considering this type of project to be the community amenity, and potentially reducing  DCC’s as well.

**Karen Harper**

3) Saanich should raise its voice to other levels of government to encourage funding these types of housing investments as well as ensuring our own regulations are easy for residents to proceed with and consider.  Saanich should streamline these types of applications. **Colin Plant**

4) What incentives will work to increase the stock of rental housing?

4) To encourage rental council has brought in  policies and practices that will have consideration to increased housing units where rental and reduced rental rates if it is secured at time of zoning.  **Susan Brice**

4) BC Housing Hub has assistance. Saanich already provides, depending on application, a reduction in Development Cost Charges (ie not-for-profit can get up to 50% reduction in DCCs), plus, depending on project fast tracking thru review process. **Judy Brownoff**

4) Prezoning, and CAC waivers will be needed to encourage.  Additional height for rentals also needs to be part of the CAC consideration. **Karen Harper**

4) I support the Saanich Housing Strategy as it relates to rental housing.   
We need to build more rental housing.  Considering rental housing as a community amenity itself is a start whereby amenity contributions are potentially lowered if a multi-unit building has affordability or market-rents contained within it.   
Considering a reduction in DCCs for below-market rentals is also something we should consider.  I believe working with those who can and want to build rental stock in Saanich is essential. **Colin Plant**