**Questions to Fred Haynes**

1) **Are there any decisions made by council, that with hindsight, you would like to change how you voted?**
Yes there is a decision I would like to change.
The unanimous vote by Council to proceed with the “Quick Builds” was made with incomplete information in my opinion. Despite being well intended, it caused considerable concern in several neighbourhoods.

This direction by Council to staff was not in keeping with our standard “Saanich Consultative Approach”. This is founded on community consultation, respecting neighborhoods and listening to residents. That standard has been successful for many years. In directing the quick-builds we had not anticipated the considerable gap between the response we thought would unfold, where residents would welcome these changes and the one that *did* unfold, with shock, anxiety, and dismay.

I am now aware of several neighborhoods that have been asking for sidewalks. These are ideal candidates to consider for quick-build solutions. Between these groups we see a set of stark contrasts.

On Tillicum Rd., for example, the neighbourhood, Community Association, and local leaders have been asking for some 20+ years for solutions to improve the streetscape, mobility and safety. The extensive quick-build there received exceptional community support.

As a proof of concept, this shows that where the community is supportive quick-builds are the right approach.

In contrast, in each of the other areas announced, Lukas Ave, Epsom Drive, Sunnymead etc, we have seen the total opposite.

The lesson here was the community needs to have a role. This is the case even when advisory committees and staff do excellent work in preparing novel ideas to address active transport and road safety.

With 600km of roads and 1200km of opportunities for sidewalks, I believe that a better approach is to send out key messaging to invite residents who would like quick build infrastructure to send in their details.  Preferably through the Community Associations. I look forward to working on this approach if I am honoured to be re-elected.

**2) What should Saanich do to encourage co-housing applications and other forms of cooperative housing?**
Co-housing, along with all other forms of affordable housing is now being fast-tracked in Saanich. In addition, we are changing our internal processes to reduce the approval times for building affordable and indeed all housing.  This includes adding more staff, building our IT capabilities and more.

Regarding co-operative housing, I started working on this as a new Councillor in 2015, when I was [recognized by the Cooperative Housing Federation of BC](https://fredhaynes.ca/wp-content/uploads/2022/09/Coop-BC-letter-FredHaynes.pdf).  This work continues, as you see in my September 9th successful [motion to Saanich](https://mail.google.com/mail/u/0/#inbox/WhctKKXgpMsBxfvBhVbQfZbJMWhHTnvLxPWCqmHZtWxJvcZMTLvrtXNDmtKbVctkKHTjxcQ?projector=1&messagePartId=0.1) Council on improving access to co-op housing. Important features include looking at Saanich-owned and other institutional lands. Plus expediting structural upgrades and renovations of existing co-op housing. We understand from the co-op leadership and funding agencies, that uncertainty on permit time lines in Saanich has caused lost opportunities for encouraging co-housing applications. We need to better.

Where new co-op housing applications are consistent with our OCP and local area plans we are moving to a process that may not require traditional public hearings. Using these opportunities will help provide improved certainty for funding agencies, and co-op stakeholders while respecting neighbourhoods. This approach will further aid in fast-tracking this much-needed form of housing.

**3) What incentives could Saanich use to encourage densification in specific areas? What incentives will not work?**
To encourage density in specific areas, Saanich has a brand new, award-winning housing strategy that integrates affordability, climate action, and transit. The adoption of the corridors, centres and villages approach,  guides housing density to the transit corridors and our, centers and villages and away from single-family areas.  This clarity is an incentive for applicants to come forward in these specific areas. It also helps reduce costs of living by reducing transportation costs, improves shifts to car-light living and build towards 15 minute walkable communities.

These strategies were recently endorsed by Council and are in the process of beening adopted by our planning staff. I am hopeful that his next term will see it unfold as a reality.

**What incentives will not work?**
I do not believe in blanket up-zoning is an appropriate incentive that works for improving affordability. It has the potential to create negative impacts on land prices, traffic congestion and cause neighbourhood deterioration.

**4) Would you be willing to support that Saanich require all new homes built after a date to be determined, have**
**zero-emissions heating and hot water systems?**
Yes. Absolutely.
We need our building stock to help us to the address climate crisis. Zero emission technology is present with hydro, solar, geothermal and other technologies. We have several examples in multifamily and singe family homes in Saanich where solar is used for space and water heating very successfully.

**Questions to Dean Murdock**

**1) What is the most prominent change you would like to see happen in Saanich governance?**

Saanich needs leadership that can bring people together. It’s the mayor’s job to listen and find common ground. 5-4 votes on important issues like this year’s budget only serve to divide us. We cannot solve the urgent challenges we’re facing when we’re divided. Unity will be my priority.

We will restore trust in decision-making and our decision-makers by implementing a lobbyist registry and appointing an Ethics Commissioner. We can forge a more united way of governing by renewing trust in our elected officials.

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

Saanich can guide desired densification through zoning. The newly-completed Uptown Douglas plan sets out a vision for growth in Saanich’s core. That plan is the product of extensive community consultation. We can achieve that vision by activating the desired land use with the appropriate zoning for density. Why wait for developers to come forward for site-specific zoning? We can proactively zone the lands as described in the plan to ensure we get the type of housing and amenities that are spelled out in the plan. It creates certainty for the community and for developers.

**3) Would you be likely to support a casino in Saanich?    (‘yes’ or ‘no’ answer will do)**

No, I do not support a casino in Saanich. We can create a thriving local economy by making it easier for local businesses to set up shop in our neighbourhoods. We can update our neighbourhood zones to allow for more commercial services in walking, biking and rolling distance from home. Places like coffee shops, corner stores or doctor’s offices.

**4) Would you be willing to support that Saanich require all new homes built after, a date to be determined, have**

**zero-emissions heating and hot water systems?**

As Mayor, I will work with Council to set a timeline to require zero emission energy in new builds. This will include working with the Provincial government, which has legislative responsibility for home energy use.