**SIX What can Saanich do to encourage property owners to develop or sell unsightly sites**

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Benjamin Allan What can Saanich do to encourage property owners to develop or sell unsightly sites such as the Superstore property (760 Tolmie St.)? I would like to see vacant land that has previously been developed to have scaled property tax increases, so that each year that the land sits idle the tax increases say for year one 5% year two 10% and so forth.

Trevor Barry a - Mil rates that differentiate by zoning, which could be based on performance.  Obviously, the Province would want there to have caps in place, vis-a-vis rental increase rates. Either way, the market (land owners) would respond to the pigovian shift, I have little doubt. (this requires #BCpoli legislative amendments).

b - Other /do now = honestly, saanich could rezone it, or use the thread of downzoning to negotiate acquisition (within reason, otherwise courts have come down against local governments for this kind of predatory practice)..

Susan Brice The municipality should maintain open communication with private property owners and keep them abreast of the communities future plans and directions.

Judy Brownoff Saanich has no power to “force” or “encourage” property owners to move forward on approved plan. Quite often it is caused by change in market. We can request site clean up for weeds if complaint received.

Fred Haynes *Encourage stakeholder group discussion with the owners to “blue sky” conversations on possible uses. Look at encouraging the site to be used as a temporary “park” place making space, so it is not unsightly, and has a better community use in the meantime.*

Shawn Newby That property is very unsightly. I believe Saanich can work with owners to develop this site. I would be careful not to mandate that something “has” to be built, but rather try to create incentives, such as temporary tax exceptions to encourage the owners to develop new housing and businesses.

Teale Phelps Bondaroff The former Mayfair Lanes site has been vacant for over 12 years, leaving prime Saanich core property an unsightly mess. I would be in favour of developing policies designed to encourage the development of such properties, such as increasing property tax on these properties if they remain undeveloped, or arranging agreements that allows the community to use the space on an interim basis. One such example here in the CRD is the urban farm Topsoil, which uses container gardening techniques on a piece of undeveloped land at Dockside Green.

Art Pollard I feel it is difficult to encourage property owners to sell unsightly property. I think of the positive steps that resulted in the Roundhouse Coffee house which was incorporated into the development by Rutledge Park.  You need give and take to provide incentives to make positive change. My feeling is that former bowling alley Mayfair Lanes could be purchased from Loblaws and would be the ideal location for a movie studio.  I feel a business would be the best choice, although others have proposed modular housing.

Ned Taylor Part of my Platform included increasing property taxes on vacant or underutilized homes and properties. That way we can increase supply in our housing market and ensure our neigbourhoods don't become visually unappealing.

Rob Wickson *Think this comes down to how proactive we can be in encouraging a property owner* *to develop their lands. If the company is holding the property waiting for Saanich to change their minds about what they would like to see developed the conversation with the owner asking for at least some temporary green space or other use be created.*