**EIGHT Finally for anyone interested in the role of pre-zoning, are there any ways the Vancouver**

 **Making Room Housing Program could be applied to Saanich**

[**https://vancouver.ca/people-programs/making-room.aspx**](https://vancouver.ca/people-programs/making-room.aspx)

Trevor Barry a - I love pre-zoning.,

b - I appreciate what Vancouver Council did, and it reeks of Alex Boston at SFU Renewable Cities (a good thing)… but I wouldn't want them (Vancouver: too late // so in that case: Saanich) to make the change so sweeping and ubiquitous.

c - What I am saying is, along Carey, Tillicum perhaps, McKenzie… these are urban corridors that need to be redeveloped into modern millennial urban fabric and streetscapes, and that includes towers and density. #SmartGrowth… but back a few blocks into currently quieter streets and near to parks, this blanket approach would be too heavy handed.  At least wait until the corridor infill has been realised, then reevaluate, especially with respect to the new shifted demographics over the interim, of eg. MountView/Uptown C.A. at that time.

d - Finally, for clarity, the cul-de-sacs approaching 7-11 may need to be rethought; and depending on the nature of the disruption to mobility/transportation technology and infrastructure over the next 15yr, it may also make sense to see significant land-use and orientation changes along what we now know of as the regina park / MountView areas along the current highway.

Susan Brice Council has had some preliminary discussion regarding pre zoning but strongly supports ensuring full public engagement and allows for reviews within reasonable time lines.

Judy Brownoff CRD has done a gap analysis on housing for each municipality. CRD has completed it’s Affordable Housing Strategy. Technically in Saanich inside the UCB we have allowed density with suites being allowed in every house. I would not want to erode single family neighbours more as there are no services or good transit in neighbourhoods. We need to create attainable housing choices in areas were services and transit are located.

Fred Haynes *Absolutely. Pre-zoning criteria arrived at through consultation with community stakeholders, associations, to establish suitable heights, density, diversity of affordability, amenities and form and character.*

Shawn Newby I am currently speaking with homebuilders and other experts regarding pre-zoning. I am trying to understand it clearly in order to appreciate the consequences. The “missing middle” is crucial in order to address our lack of housing while minimizing the impact to the character of our neighbourhoods. I would like to see Saanich create a small pilot

Teale Phelps Bondaroff This is certainly an approach I would consider, notably along key corridors and in village areas identified through the LAP and OCP. / 1

Art Pollard I looked at the Making room programme and agree this is a good way of addressing the missing middle of finding affordable housing options. I think that we must look at all options of housing, including low rise apartments, townhouses, duplexes and garden suites.  We need a comprehensive strategy not just focussing on high rise apartments.

Ned Taylor I'm open to looking at evidence from other jurisdictions on how to address housing affordability and increase in density in the right way.

Rob Wickson *This is an interesting concept. I do like the idea of strategies that focus certain types of developments into specific areas, but I am* *wary of pre-zoning over the long term. I understand that is how we ended up with Tillicum Centre. However, a well-crafted local area plan should be able to include development permit guidelines that might achieve the same objective without taking away zoning options for the future.*