



Making a difference...together

## **Development and Planning Advisory Committee (DPAC) – Meeting Notes**

**Held Monday, January 29, 2024 at Central Saanich Municipal Hall**

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**PRESENT: Staff:** E. Sinclair, Senior Manager, Regional and Strategic Planning; D. Elliott, Senior Manager, Regional Housing; I. Lawrence, Manager, Juan de Fuca Electoral Area Planning; J. Douillard, Research Planner, Regional and Strategic Planning; N. Brotman, Research Planner, Regional and Strategic Planning, D. Pagani, Administrative Clerk, Regional and Strategic Planning.

**Also present:** A. Boel, District of Oak Bay; I. Bourhill, City of Colwood; B. Brown, Township of Esquimalt; K. Clark, District of Central Saanich; P. Hartling, District of Saanich; L. Klose, City of Victoria; K. Lesyshen, District of Metchosin; J. Lunney, District of North Saanich; C. Newcomb, Town of Sidney; A. Pickard, District of Central Saanich; D. Sametz, City of Langford; L. Taylor, Town of View Royal.

**REGRETS:** L. Beckett, District of Highlands; J. Matanowitsch, District of Central Saanich.

The meeting was called to order at 9:33 am.

### **1. Welcome and Introductions**

E. Sinclair welcomed members of the Development and Planning Advisory Committee (DPAC) and provided a Territorial Acknowledgement.

### **2. RGS Indicators Report**

J. Douillard summarized the 2023 Regional Growth Strategy (RGS) Indicators Report, which examines progress toward RGS goals. Topics included new dwellings, rent price, vacancy rates, mode-share, community greenhouse gas emissions and the jobs-to-population ratio.

Regarding the number of net dwelling units where more than 45% of residents walk/bike/bus, the group discussed why this target was raised from 42% in 2022 and why it may return to 42% going forward.

**ACTION:** CRD and District of Central Saanich will further discuss new net dwelling units outside the urban containment boundary.

### **3. Discussion of New Provincial Policies – Bills 44, 46 & 47**

To begin this discussion, N. Brotman presented current staff analysis and a draft map showing prescribed transit-oriented areas (TOAs) and bus frequency.

The group discussed the map and problems of criteria, such as variable bus service over weekends and routes that are just below the service frequency threshold. Questions were raised regarding how these policies might affect Official Community Plans (OCPs) and plans for Frequent Transit Networks (FTNs), how much flexibility local governments have to set criteria, how service could impact land-use (i.e., advocates for or opponents of growth pushing bus scheduling to get permissions for development or suppressing it to avoid it respectively) and how long-term planning will line up with housing goals, growth and distribution.

The group also discussed public hearings in the new legislation.

The group determined that being on the same page, while still acknowledging different local contexts and priorities, is essential.

- **ACTION:** Members to work toward a shared regional interpretation of “frequent transit stops” criteria.
- **ACTION:** CRD to reach out to BC Transit and Province to include in discussion.

Multiple growth and transportation plans are currently in place, including the BC Transit Futures Plan, the Regional Transportation Plan (RTP), the RGS and local government transportation plans. While these plans are generally in alignment, work could be done to make them more consistent.

- **ACTION:** Members to seek further alignment of aforementioned plans at future meetings.

J. Douillard encouraged those interested in viewing a version of the map that includes routes that do not quite meet the strictest criteria to review the materials emailed to members on January 17, 2024.

- **ACTION:** Members to identify which bus routes they may want designated as “frequent” and to provide these to CRD staff for inclusion in updated analyses and maps.

### ***Housing Needs Report***

N. Brotman shared that the Province has not yet published guidance on an updated approach to Housing Needs Reports and it remains unclear when that may be released. The CRD is still committed to the general concept of approaching it collectively (either internally or hiring a consultant). Updates will be provided when available.

The group discussed how the June zoning bylaw updates are progressing.

E. Sinclair encouraged members to consider the possible future role of regional growth management and how DPAC might provide advice to big picture thinking.

- **ACTION:** Members to submit questions, comments and study ideas for regional-scale research to CRD staff by mid-February, ahead of the March update to the CRD Board.

E. Sinclair left meeting; N. Brotman served as Chair for remainder of meeting.

### ***Discussing Strengths, Weaknesses, Challenges and Implications of New Policies***

General conversation on the three provincial bills ensued, covering topics like housing targets, input received from developers and public input related to OCPs.

## **4. Planners’ Updates and Roundtable Discussion**

Members briefly discussed the provincial changes to short-term vacation rentals and the District of Central Saanich’s tree removal bylaw litigation.

## **5. Adjournment**

Meeting adjourned at 11:50 am.