



Making a difference...together

Meeting Notes of the Development Planning Advisory Committee (DPAC) Meeting Held March 2, 2026, via CRD Headquarters (625 Fisgard St.)

PRESENT staff: P. Klassen, Senior Manager, Regional Planning & Transportation; J. Douillard, Senior Transportation Planner, Regional Planning & Transportation; J. Cronk, Planning Analyst, Regional Planning & Transportation; S. Chander, Planning Assistant, Regional Planning & Transportation; I. Lawrence, Senior Manager, Juan de Fuca Administration; J. Proctor, Manager, Housing Planning Policy and Programs, Regional Housing; K. Mullin, Administrative Clerk, Regional Planning & Transportation (recorder).

PRESENT DPAC members: K. Clark, District of Central Saanich; C. Newcomb, Town of Sidney; L. Klose, City of Victoria; A. Hudson, City of Victoria; K. Hoese, City of Victoria; C. Scott, District of Saanich; C. Purvis, District of Saanich; F. Mazzoni, District of North Saanich; J. Matanowitsch, District of Central Saanich; Jayden Riley, District of Sooke; L. Stohmann, City of Langford; T. Johnson, District of Metchosin; K. Clark, District of Central Saanich.

PRESENT via MS Teams: L. Beckett, District of Highlands; Leanne Taylor, Township of View Royal.

PRESENT guests: Jada Basi, City Spaces; Kevin Green, City Spaces; Ariella Barmash, City Spaces.

REGRETS: K. Lorette, General Manager, Housing Planning & Protective Services; A. Boel, District of Oak Bay; L. Chase, District of Saanich; B. Brown, District of Esquimalt.

The meeting was called to order at 1:11pm.

1. Welcome and Introductions

N. Brotman provided a Territorial Acknowledgement and welcomed members to the meeting.

2. CRD Population, Dwelling, and Employment Projections Project

Consultants from Urban Systems presented a PowerPoint presentation that provided an overview of the background of methodology and timelines of the *CRD Population, Dwelling, and Employment Projections Project*. Consultants stated that the purpose of the study is to help develop the CRD's Regional Transportation model and Regional Growth Strategy.

Engagement has started in February with employer and municipal member engagement. Consultants will also reach out to those who were unable to join to participate in one-on-one engagement. The consultants will gather feedback and meet again in May to go over engagement questions in further detail.

3. Break was held from 2:07-2:26pm.

4. Bill 16 – Inclusionary Zoning and Density Bonusing

N. Brotman provided a background on Bill 16 and the potential implications it may have on negotiations with housing developers. N. Brotman opened the floor to discussion.

A DPAC member mentioned that there are concerns regarding the reality of future affordable housing units which will change the goals/targets for smaller municipalities. C. Newcomb posed the question if smaller municipalities should now be focused on building funding for affordable housing units rather than the building of units.

It was noted that funds have shifted towards non-market units and using the Affordable Housing Fund as a catalyst has been more effective. It was mentioned that the option of four-storey buildings may be best to leverage due to the cost in lieu.

Discussion of whether municipalities have interest to move to an ACC model approach. It was noted that the City of Victoria's website has information on the ACC model and Bylaw.

5. Regional Housing Affordability Strategy

J. Proctor presented on the Affordable Housing Gap Analysis done by Metro Vancouver in September 2025. J. Proctor mentioned that in recent years all levels of government have taken steps to increase housing supply, but affordability pressure still exists. J. Proctor notes that the Housing department has been working with Metro Vancouver to understand their methodology.

Consultants from City Spaces presented PowerPoint presentation on the CRD's Regional Housing Affordability Strategy 2026 defining an *Affordable Housing Gap Analysis* with the review of Metro Vancouver's findings.

Consultants asked members if they are open to input on what their local governments are tracking regarding.

It was noted that the City of Victoria's Housing Strategy is reviewed on basis and information is available on website. They track non-market housing development through building permits.

City of Langford is preparing the interim report this week. They have started to track occupancy permits.

Consultants mentioned they want to send out survey to get data to help determine what local governments are tracking regarding housing in their respected municipality. All members agreed to the survey being sent.

6. Adjournment

The working group meeting was adjourned at 3:27pm.