



Making a difference...together

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

**Held Monday, March 13, 2023 at Esquimalt Gorge Park Pavilion**

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**PRESENT: Staff:** E. Sinclair, Senior Manager, Regional and Strategic Planning; D. Elliott, Senior Manager, Regional Housing; N. Kawata, Manager, Housing and Initiatives & Programs, 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; C. MacKenzie, Administrative Clerk, Regional and Strategic Planning.

**Also present:** L. Beckett, District of Highlands; A. Boel, District of Oak Bay; I. Bourhill, City of Colwood; B. Brown, Township of Esquimalt; S. Holmes-Saltzman, District of Saanich; A. Hudson, City of Victoria; K. Lesyshen, District of Metchosin; J. Matanowitsch, District of Central Saanich; C. Newcomb, Town of Sidney; M. Pawlow, District of Sooke; S. Scory, Town of View Royal.

**REGRETS:** L. Stohmann, City of Langford.

The meeting was called to order at 1:30 pm.

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

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

### **2. Responding to Shared Challenges: Housing and Development**

N. Brotman, Research Planner at Capital Regional District (CRD) Regional and Strategic Planning (RSP), presented survey results identifying shared challenges facing local governments to take action on housing affordability.

Members of the DPAC were asked to share challenges they face, propose potential solutions, and agree as a group about common challenges related to housing and development that could benefit from a regional approach.

The identified challenges fit into two categories: areas of Provincial responsibility for which a policy white paper will be developed to advocate for change; and areas of local government responsibility where the CRD and/or municipalities are able to take direct, coordinated action.

DPAC members supported all points raised for further policy direction and discussion. Next steps are to develop a white paper, with input from DPAC members. DPAC members interested in providing detailed input to support the development of the policy white paper will form a working group coordinated by the CRD. Any interested members should confirm participation by end of March.

For the issues best addressed at a regional level, RSP staff will explore potential policy recommendations and develop a work plan for how best to address the issues. All work will be developed collaboratively, with input from the DPAC.

### **3. Regional Housing – Priorities, Partnerships, and Data**

D. Elliott and N. Kawata, CRD, Regional Housing, provided a general update on the Regional Housing First Program.

Regional Housing First is nearing completion of its current funding program and CRD is planning for next steps. The goal is to better understand current market dynamics, population needs, and the regional context to inform the development of a new housing program. The focus of this work is to make decisions about where and what to build next. Key considerations include: what types of buildings, where to build, for whom are the housing units intended, and what does affordability look like. To do this, Regional Housing will be looking for partnerships with developers and local governments.

It is anticipated that there will be a new proposal for the acquisition fund in Q4 2023.

### **4. Population Projections Methodology, Regional Growth Strategy (RGS) and Regional Context Statement (RCS)**

CRD staff provided a general update about anticipated timing and scale for consideration of an RGS update. Further discussion on this topic will be held at the next DPAC meeting as more information becomes available.

In discussing data needs for both the RGS and a new housing acquisition program, there was a conversation about municipal building permit data and the implementation of digital systems. A number of municipalities indicated they are currently scoping systems with eApply and Tempest. There is significant benefit to ensuring that data is collected and reported in a consistent manner.

### **5. Central Saanich Tree Bylaw Court Decision**

J. Matanowitsch talked to the members about the Supreme Court of British Columbia's decision released on the matter *McHattie v. Central Saanich (District)*, 2023 BCSC 175, from February 6, 2023, which has implications for Tree Protection Bylaws on agricultural zoned properties and potentially for residential properties.

Members indicated they would look into this decision and potential implications, and the topic may be discussed again at future DPAC meetings.

### **6. Adjournment**