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May 5, 2008

Mayor Leonard,  
Members of Council and  
Russ Fuoco,  
Director of Planning Services  
District of Saanich

### **Recommended changes to OCP regarding secondary suites**

We had a large turnout at our last Camosun Community Association (CCA) public meeting this April 17<sup>th</sup> at Camosun College for a panel discussion on “secondary suites”. This discussion involved a number of distinguished professionals in the field of affordable housing, and included Councilor Vicki Sanders and your Planner, Sharon Hvozdzanski.

**Strong Mandate:** This General Meeting of the CCA concluded with a strong mandate officially empowering our Executive to continue a dialogue with Saanich **to speed up the process towards legalization and regulation.**

This strong endorsement to “get on with it” was a follow-up to a previous letter sent to your Planning Director (and Council members) on Feb 19, 2008 from a separate group of Camosun area residents, who spent much time studying this issue. They provided a comprehensive rationale why secondary suites ought to be encouraged in our area rather than discouraged. But more to the point, they felt that the language expressed in the Section 10 of OCP dealing with Affordable Housing needs to be strengthened to ensure a valid commitment for Saanich to move forward without delay on this issue.

The Camosun Community Association agrees with their position and, therefore, recommends wording in its OCP that reflects this important need for Saanich to address the affordable housing issue with the sense of urgency and commitment. We would like to stress that the challenge of legalizing secondary suites extends not only to the drafting of reasonable policies, standards and regulations, but in introducing a bylaw enforcement process that will ensure compliance and respect, a process not apparent at present.

To this end, we the Executive of the CCA, propose that Section 10 relating to Affordable Housing be changed to read as follows:

*10: Work in partnership with Community Associations and other residential organizations, to implement a wide range of alternative housing types such as:*

- *flex housing, ~~grow homes~~ and granny flats, and secondary suites*
- *~~legal implemented on a phased and/or pilot area basis~~*

*\* With the proviso added, that any such housing introduced be regulated so that the accepted nature, character and ambience of single family areas not be compromised, especially where issues such as health, safety, neighborhood nuisance, and aesthetics are concerned.*

In closing, we the CCA look forward to working with Saanich staff and Council for introducing a sensible Secondary Suites Bylaw for our area. There are students and many other persons in desperate need for affordable housing and there are home owners with lots of room to share, and large mortgages to carry. For these and many other reasons, let's move forward with an Affordable Housing Action Plan incorporating **secondary suites** for Saanich starting no later than 2008.

Sincerely,

Sheila Critch  
President,  
Camosun Community Association.

Attachment: February 2008 Secondary Suites Committee reply to 1<sup>st</sup> draft OCP

cc:

Henry Kamphof, Executive Director  
Capital Region Housing Corporation

Lee King, Corporate Representative  
Canada Mortgage and Housing Corporation

Jim Bennett, Government Relations Coordinator  
Victoria Real Estate Board  
James Mitchell, Executive Director

Housing Affordability Partnership  
Glen Wilson, President  
Urban Development Institute, Victoria Chapter

