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### **Survey responses.**

1. I give very high priority to local efforts to increase affordability of housing and working with the various levels of government to make it happen.  
Municipal policies in Saanich have not been conducive to addressing this issue over the last 30 years. Our performance has been abysmal and this cannot be understated. There is a defined need to make more affordable housing options for the citizens.
2. Again, this is a definite yes, middle income households have been priced out of the market and are forced out of the city or living outside the municipality and forced to commute into Saanich. With effective multi modal transportation networks, combined with walkable, livable neighbourhoods, we will address the issue.
3. I support reasonable infill of mixed types in all neighborhoods in urban Saanich. We are unique because of the Urban Containment Boundary. I also favour the potential use of secondary suites in our rural areas and potentially workforce housing to support our farms and agribusinesses that exist in the rural areas of Saanich.
4. I do support upzoning and dynamic zoning that reflects the changing needs and nature of our neighbourhoods in Saanich. Some will like to age in place, and others will downsize as our aging demographic is illustrating. This should cut across all neighbourhoods and permit upward densification. I also support the idea of rooftop gardens will allow for future food self sufficiency and prevent the alienation that may occur through apartment living. It is important that a feeling of community is maintained and enhanced when we build higher buildings. We need a variety of housing, including duplexes, triplexes, townhouses, and also the single family dwelling for families.
5. Establishing a 10-15% ratio should be established for most new housing. It is tricky as the developers will want a profit margin when building these new projects. It must be worth their while in order for projects to proceed. Yet, there is more and more of a defined need for inclusionary zoning.
6. I support a reduced parking mandate for residential apartments, and condos and townhouses. Again, there is a need for caution as people tend to park on the streets and also on the public boulevards when we are over restrictive. We must protect our boulevards or integrate parking into them when sidewalks are constructed. Street parking is a hazard for emergency vehicles and the police. I have even had people feel that due to narrow streets they can traffic calm streets by parking on both sides of the street. The other solution would be increasing the numbers of no parking zones or local parking only. But then when you have guests visiting this can also be a problem. One of the townhouses on my residential street have

very few guest spots 4 for 6 townhouses. People end up parking on the boulevard and the street. Yes, with considerations.

7. How high is too high is the question? In Saanich, most apartment buildings are four stories in height although the Nigel Valley development will have a building 12 stories high. Provided the site lines are not blocked, I think that we are moving upward to produce the most responsible and accountable infill we need. It is the wave of the future to reduce parking and we need to respect the concerns who oppose variances, but need to also look forward to the greater good. My feeling is depending on the way the development addresses these concerns, I would be likely to approved said infill. It is vital that you negotiate fairly with the neighbours, the neighbourhood and the developers to reach a collaborative effort. Being flexible is the key to any infill development. My community experience with the Quadra Cedar Hill community association allowed me the opportunity to learn what people feel on both sides of the issue when infill is discussed and variances are sought.
8. I would approve said development after the concerns of the naysayers have been listened to and ameliorated. People do not like uninformed change. It makes them fear the future. And that is why it is important to mitigate their concerns before proceeding. An explanation of the Official Community plan and A need for the greater good is the way of handling this situation. The future of Saanich is going upward and it must be at a reasonable cost.
9. I am a big proponent of dynamic and inclusionary zoning. Future infill must be flexible and forward looking. We must improve our transportation and diversify our housing options in the future. Not just high rises but a mixture of duplexes, triplexes and townhouses to provide options for young families that want to live in Saanich. All housing options need to be considered including single family dwellings, now and in the future. Additionally, there are 7000 illegal suites that could provide housing in Saanich. We need to bring them into compliance through a formalized inspection programme. Perhaps, we can consider making suites legal beyond the Urban Containment Boundary as well. There are many options including laneway housing, garden suites that can provide housing. I support the one bedroom one occupant rule for housing.
10. Additional thoughts. Affordability as is stated in the latest Vital Signs is the number one issue that must be addressed in Greater Victoria. A community is only as vibrant and as happy as the citizens are. Council is representative of the views of the society. I will listen to what is needed in Saanich and beyond our borders. Affordability has no borders. Nor should solutions stop in one municipality or another.

I want a Saanich that is liveable, walkable and a place that includes housing options for all walks of life and incomes. If we are to continue to be a great municipality, it is up to us to make it that way.

Elect Art Pollard, your independent voice for Saanich Council.

