

TO: Lorraine Hilton
Chief Administrative Officer

DATE: June 15, 2022
FILE: RZ-01-21

FROM: Laura Beckett
Municipal Planner

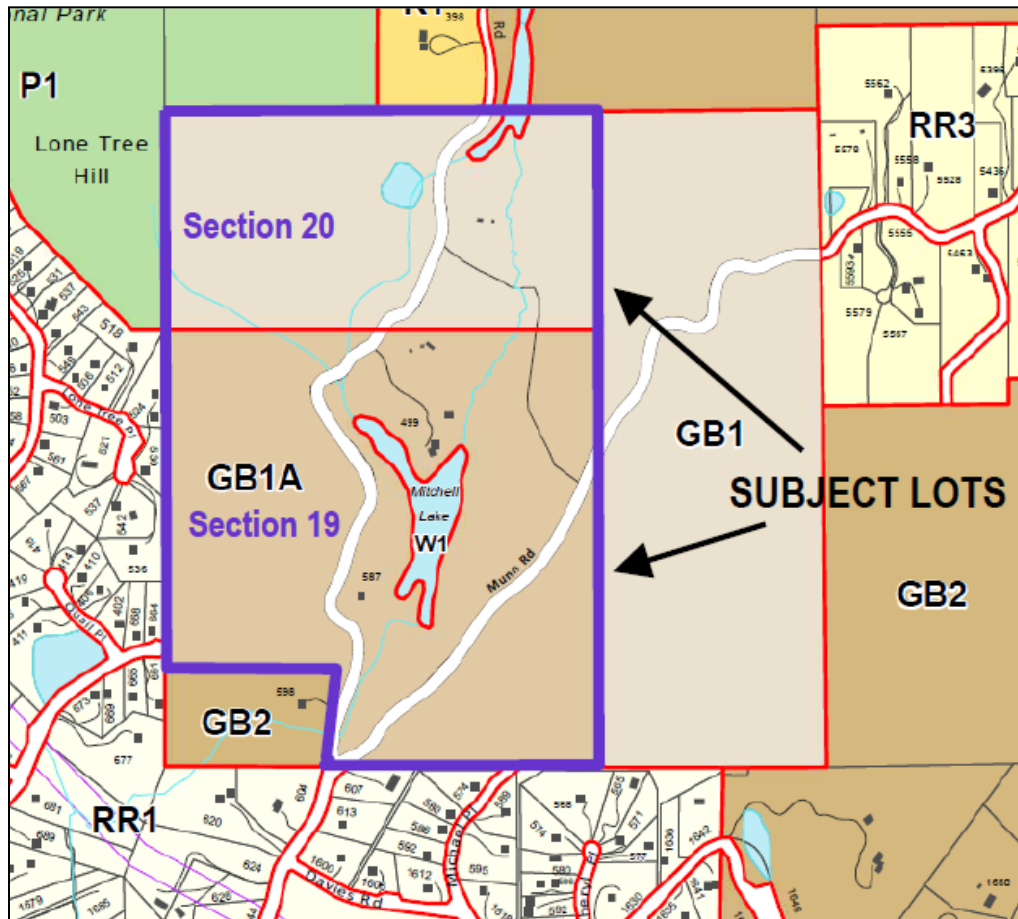
To Council
June 20, 2022

RE: APPLICATION RZ-01-21
587/499 and Unaddressed Millstream Lake Road

PURPOSE

The purpose of this report is to provide Council with the results of the Select Committee referrals and OCP consultation considerations.

LOCATION MAP



BACKGROUND

Full details of the application can be found at this link:

<https://www.highlands.ca/AgendaCenter/ViewFile/Item/7074?fileID=6716>.

At its April 19, 2022 meeting Council resolved to send the application to the Sustainable Land Use and Heritage Select Committees.

Results of Select Committees' Referrals

The Sustainable Land Use Select Committee (SLUSC) resolved at the June 1, 2022 meeting: "That SLUSC recommend approval with condition that a District no-build covenant be placed on lots 8-12." The applicant has offered to enter into a no-build covenant with the District. Proposed lots 8-12 are proposed to have an eco-forestry and conservation covenant through Habitat Acquisition Trust that is intended to also be consistent with the property owners' commitment to the Managed Forest Council. This is the provincial agency that supports the BC Assessment land classification of Managed Forest.

The Heritage Select Committee (HSC) resolved at the June 8, 2022 meeting:

1. HSC supports the application and recommends acceptance of the offer to include the Mitchell Cottage on the Highlands Community Heritage Register.
2. HSC requests referral regarding Second Lake Dam and Millstream Lake Road / Ross Durrance Road at the time of subdivision if the application proceeds. (Reference: Statements of significance in September 2011 Heritage Task Force Report, attached for ease of reference.)

Both the Second Lake Dam and Millstream Lake Road / Ross Durrance Road are on the District of Highlands' Community Heritage Register (link: <https://www.highlands.ca/DocumentCenter/View/6929/APPROVED-Community-Heritage-Register-Dec-2013>) and are on the Canadian Historic Places Register.

OPTIONS

The following options are available for Council's consideration:

1. That the application be referred to the Board of School District 62, the Forest Tenures Branch of the BC Ministry of Forests, Lands, Natural Resources Operations and Rural Development, and the Managed Forest Council for comment including as to whether each objects or does not object to the application based on each agencies' mandates.
2. That additional agencies be referred as directed by Council.
3. That the application be denied.

DISCUSSION

OCP Consultation Considerations

- *Local Government Act* section 473 (2.1) requires local governments to consider its most recent housing needs report when amending an OCP in relation to residential development and housing policies. Because the application considers an increase in residential density including accessory dwelling units, staff attaches an excerpt from Highlands 2020 Housing Needs Report.
- *Local Government Act* section 475 requires local governments to consider consultation opportunities with persons, organizations and authorities it considers will be affected by the proposed change to the OCP. A council must put its mind to whether consultation with any person or group needs to be early and ongoing. Specifically, Council must consider whether consultation is required with:
 - CRD Board
 - Adjacent regional districts' boards (Cowichan Valley Regional District)
 - Adjacent municipalities' councils (CRD Electoral Area of Juan de Fuca (Willis Point), Langford, Saanich, and View Royal)
 - First Nations (Ləkʷəŋən, SENĆOTEN and Hul'q'umi'num speaking First Nations)
 - Boards of School Districts 61, 62, and 63
 - The provincial and federal governments and their agencies

The Introductory Report notes that a new OCP Land Use Designation could be created to accomplish the proposal. To help Council understand the essence of the changes to the OCP, staff offers the following comparisons. Bearing in mind that all the land is currently within the Managed Forest OCP Designation:

- 5% of the total land (approximately 4.5 hectares (11.1 acres)) would become similar to the Rural Residential OCP Land Use Designation.
- 35% of the total land (approximately 31.5 hectares (77.7 acres)) would remain consistent with managed forest zoning uses, but residential density would increase. Currently the Managed Forest OCP Land Use Designation does not include "residential" as a possible use.

- 60% of the lands (approximately 54 hectares (133 acres)) would be used as eco-forestry, forest preservation and ecology related 'field' educational activities. This description is consistent with the Managed Forest OCP Land Use Designation. Residential density in this area is proposed to be "transferred" to other areas of the land.

The table below offers recommendations for consultation.

Agency	Yes or No	Rationale
CRD Board	No	Application consistent with Regional Growth Strategy
Cowichan Valley Regional District	No	No impacts identified
Willis Point	No	No impacts identified
City of Langford	No	No impacts identified
Saanich	No	No impacts identified
View Royal	No	No impacts identified
Ləkʷəŋən Speaking First Nation	No	No impacts identified
SENĆOŦEN Speaking First Nation	No	No impacts identified
Hul'q'umi'num Speaking First Nation	No	No impacts identified
School District 61 (Victoria)	No	Not within school district's catchment area
School District 62 (Sooke)	Yes	<ul style="list-style-type: none"> • Within school district's catchment area. • Staff estimates that a population increase of approximately 4 single family dwellings could translate to a possible (but unlikely) maximum of 8 school aged children. • It is up to the school board to determine if this is significant.
School District 63 (Saanich)	No	Not within school district's catchment area
Provincial Government/Agencies <ul style="list-style-type: none"> • Forest Tenures Branch (Ministry of Forests, Lands, Natural Resources Operations and Rural Development) • Managed Forest Council 	Yes	<ul style="list-style-type: none"> • Both organizations could provide the District with valuable input. • While the proposed changes in land use could impact forestry on the subject lands, it is ultimately between the landowner and the Managed Forest Council to determine if the land is applicable to the Managed Forest BC Assessment Classification.
Federal Government/Agencies	No	Proposal effects are within provincial and municipal jurisdictions.

CONCLUSION AND NEXT STEPS

Both Select Committees support the application. If Council is supportive of the application at this stage, it would be appropriate to consider OCP consultation opportunities as outlined in this report.

If Council is not supportive of the application, it would be appropriate to deny it.

RECOMMENDATION

That the application be referred to the Board of School District 62, the Forest Tenures Branch of the BC Ministry of Forests, Lands, Natural Resources Operations and Rural Development, and the Managed Forest Council for comment including as to whether each objects or does not object to the application based on each agencies' mandates.

Respectfully submitted

CAO Concurrence

Laura Beckett, MCIP, RPP

Loranne Hilton, CAO

Attachments:

- *Handout to SLUSC from Applicant*
- *Handout to HSC from Applicant*
- *Statements of Significance – Millstream Lake Road / Ross Durrance Road and Second Lake Dam*
- *Excerpt from Highlands 2020 Housing Needs Report*

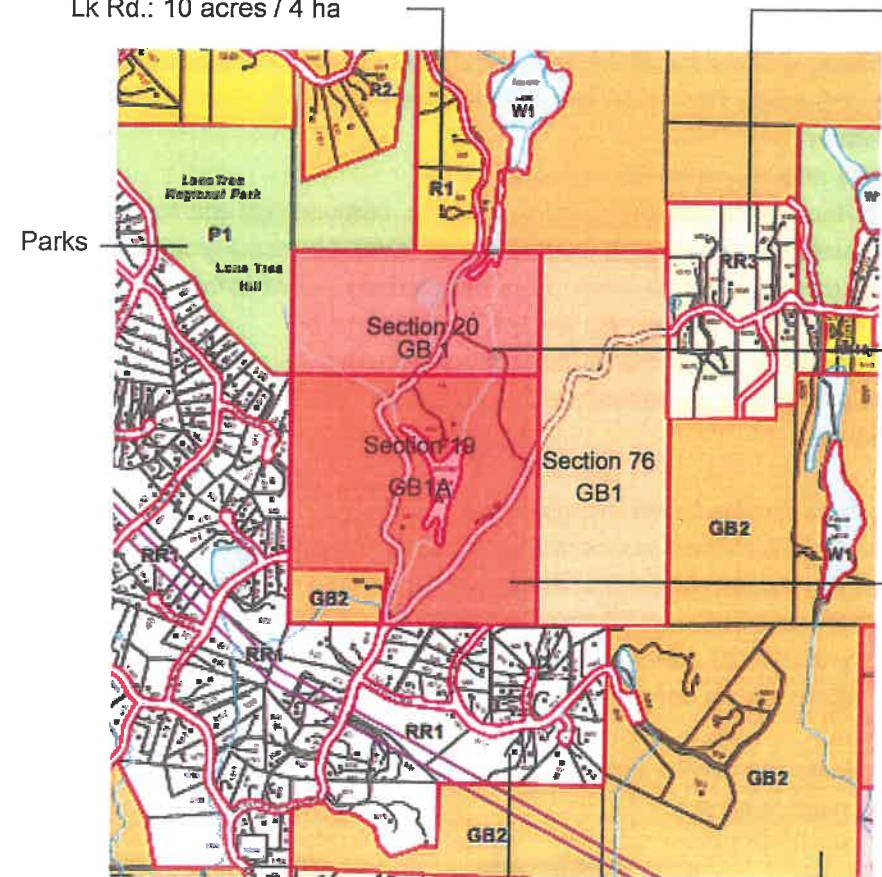
Kindwood Rezoning Application

- Our application proposes a rezoning of Sections 19 and 20. It includes 7 residential lots over 222 acres, yielding an average of 30 acre minimum per lot. This zoning density is significantly lower than many of the surrounding lots and equal to the lowest zoning density in the District. Over 60% of the land will be protected through an eco-forestry covenant which puts eco-system health as the basis for forest management. Protection of this area would provide major benefits as a wildlife corridor because of its central location adjacent to a number of parks or other large conserved areas. It also provides protection for a significant section of the Millstream Watershed
- Of the 7 residential lots, 3 have existing primary dwellings. One new lot would require a new driveway. All other lots have existing access. One lot has no cleared area for a house and 2 have house sites with partial clearing. The remainder have existing houses or have been previously cleared for pasture.
- We are applying for a rezoning with the forested portions of the property remaining in Managed Forest classification, as indicated in our application. The OCP designation over the entire property would be a new CD zone.
- The Private Managed Forest Act prohibits local governments from limiting activity on land classified as Managed Forest. Our conservation covenant cannot therefore be part of the rezoning process nor can the District be a signatory of the covenant. Preliminary legal review indicates that an eco-forestry covenant between ourselves and Habitat Acquisition Trust (HAT) would not be invalidated by the Act.
- Our family has committed many hours and significant funds on the drafting of an eco-forestry covenant which will be applied to the forested lots (#'s 8-12). HAT has the experience and resources to monitor and enforce the covenant, and a long term plan for transfer of covenants to another conservation organization should HAT no longer be able to act as the covenant holder. Costs of ensuring protection of the covenant would not fall to the District.
- The best means of preserving the historically significant Mitchell Cottage is to grandfather it as a secondary dwelling. Income generated from rental of the house would provide a means for maintenance to continue. It's continued designation as a primary dwelling would likely mean it would be decommissioned and maintenance would cease. The application seeks to grandfather two other small existing residences as accessory dwellings. As accessory dwellings, the 3 above mentioned residences would continue to contribute to Highlands' affordable housing stock. OCP 8.1(2)
- We are committed to working collaboratively with the District to come to a mutually beneficial outcome for this rezoning.

Current Subdivision / Zoning

R1

- Primary uses: Residential, agriculture
- Avg lot size on Millstream Lk Rd.: 10 acres / 4 ha



RR3

- Primary uses: Residential, agriculture
- Min lot size: 2-5 acres

Section 20 - Greenbelt 1

- Primary uses: Managed forest, residential, agriculture
- Min lot size: 30 acres (12 ha)

Section 19 - Greenbelt 1A

- Primary uses: Managed forest, residential, agriculture
- Min lot size: 120 acres (38ha). 4 dwellings allowed.

Greenbelt 2

- Primary uses: Residential, agriculture
- Min lot size: 30 acres / 12 ha

RR1

- Primary uses: Residential, agriculture
- Min lot size: 1-2 acres

Proposed Subdivision / Zoning

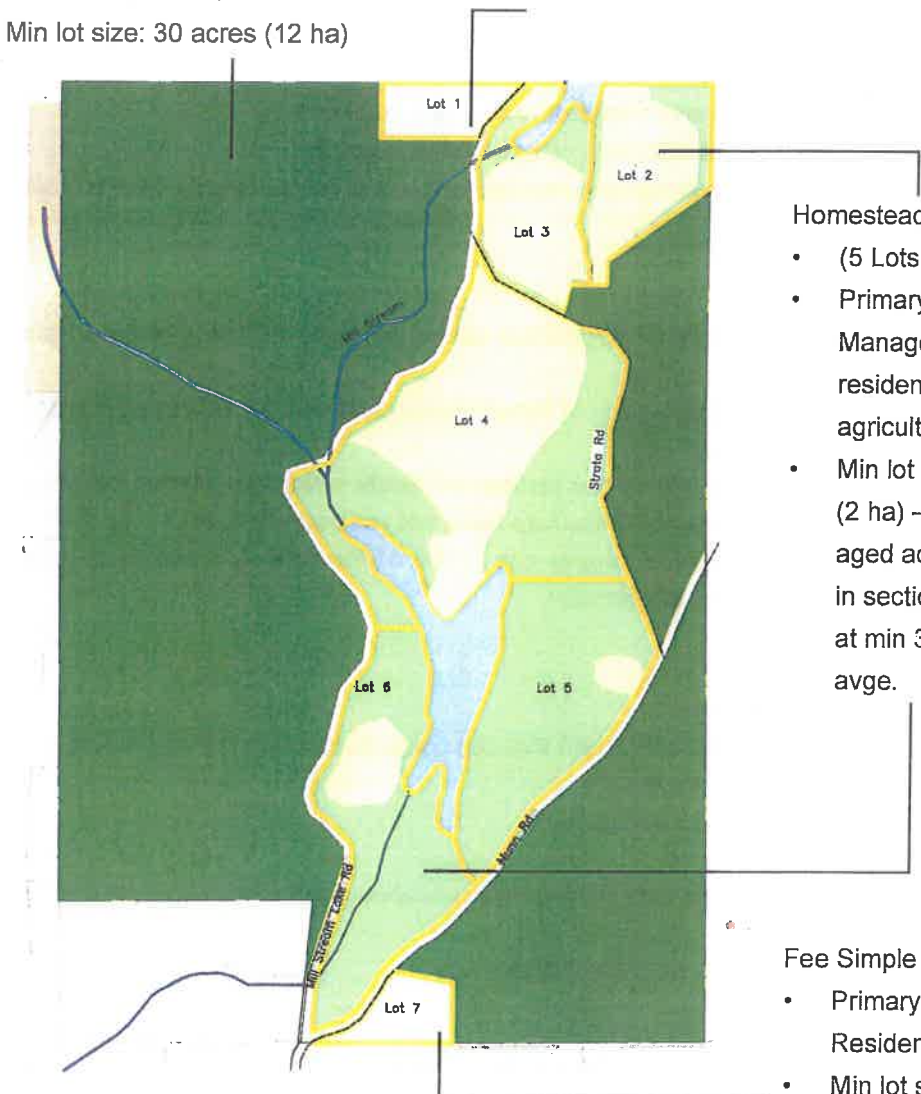
Seven Lots across 227 Acres

Conserved Forest Land

- Primary uses: Managed forest activities, non-motorized recreation
- No-build covenant
- Min lot size: 30 acres (12 ha)

Fee Simple Lot

- Primary uses: Residential
- Min lot size: 2.5 acres (1ha)



Homestead (strata) Lots

- (5 Lots in 2 stratas)
- Primary uses: Managed forest, residential, agriculture
- Min lot size: 5 acres (2 ha) – to be averaged across all lots in section 19 and 20 at min 30 acre/lot avge.

Fee Simple Lot

- Primary uses: Residential
- Min lot size: 2.5 acres (1ha)

Public Interest Benefits

- The 30-acre lot averaging (seven lots in 227 acres) will retain the rural density of the Highlands.
- Clustering the residential lots and covenanting the remainder (with a no-build clause) will maintain over 60% of Kindwood as protected forest.
- Lakes, streams and other sensitive habitats will be conserved.
- Expanded rights-of-way along Millstream Lake and Munn roads will be dedicated to the District of Highlands.
- Over 95% of the current forest roadside views will be retained.
- Preservation of the historic Mitchell cottage on the property.
- Driveways and/or new dwellings will mostly be located on previously cleared land or old logging roads.

Family Benefits

In addition to securing the orderly disposition of the property in Bob's lifetime, family interests include:

- Confidence that the McMinn legacy of forest stewardship will be maintained in perpetuity without development pressure.
- The creation of five strata lots in two stratas for family members. Three of the proposed lots currently have buildings, two of these lots have not yet been built on.
- The sale of 6 acres in two fee simple lots (< 3% of the total 227 acres) to provide funds to complete the rezoning and subdivision

Process

The proposal process includes:

- Concept development and refinement through consultation with the Highlands community and District of Highlands (current stage).
- Application for rezoning and subdivision
- Review and refinement
- If accepted, approval of the new zoning and subdivision bylaws.

For more information, contact: Kindwood@shaw.ca

Introduction

This leaflet outlines the intent and benefits of the proposed rezoning and subdivision of Sections 19 and 20 (227 acres) in the Highlands.

The Land and the Proposal

Nancy and Bob McMinn acquired Kindwood, Sections 19, 20 and 76, in the Highlands in 1954. Section 76, of which 60% has already been donated to a conservation organization, is not part of this project. Bob is now working with his family to change the land's zoning and subdivision to support an orderly disposition of Section 19 and 20 lands, while maintaining Kindwood's contribution to the Highlands' rural character.

The area contains a diversity of environments, including:

- Rural homesteads with houses, secondary dwellings, barns, outbuildings and food gardens.
- A coastal Douglas fir bioclimatic ecosystem comprising advanced second-growth Douglas fir and cedar, with some hemlock, grand fir, pine, Garry oak and abundant native plant species.
- Mossy rock outcrops with arbutus and spring flowers.
- A shallow ecologically sensitive lake in the Millstream watershed.
- Wetlands, some recently enlarged by beavers with resulting increase in water retention.
- Pastureland for agriculture.

The Proposed New Structure for the Land Includes:

- A conservation subdivision plan which concentrates most homes and gardens in cleared areas and maintains the significant majority of the lands as conserved forest. Seven lots on 227 acres, will maintain the current rural 30 acre lot minimum size when averaged. Lots with residential uses will vary from 3-20 acres and the remainder will be managed forest.
- A covenant to secure 146 acres, as conserved forest land in perpetuity with no future building permitted.
- Maintaining all land in family ownership with the exception of two 3 acre lots to be sold to offset the cost of rezoning and subdivision.



09/03/2021

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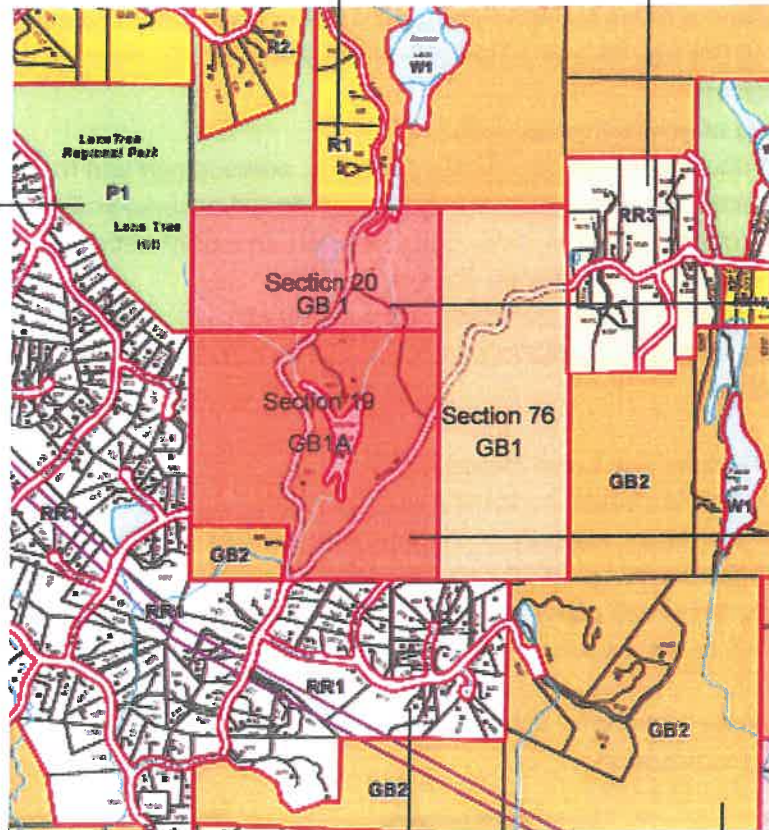


Current Subdivision / Zoning

R1

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Parks



RR1

- Primary uses: Residential, agriculture
- Min lot size: 1-2 acres

RR3

- Primary uses: Residential, agriculture
- Min lot size: 2-5 acres

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Section 19 - Greenbelt 1A

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Greenbelt 2

- Primary uses: Residential, agriculture
- Min lot size: 30 acres / 12 ha

Proposed Subdivision / Zoning

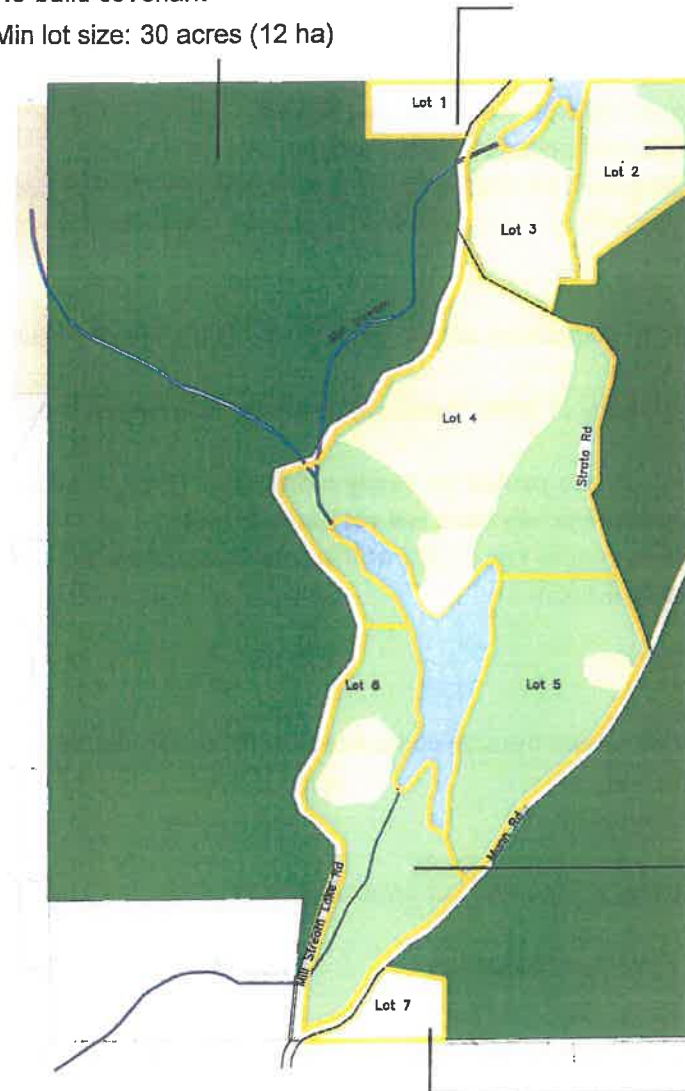
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Statement of Significance

Millstream Lake Road/ Ross Durrance Road

District of Highlands, BC



Description of the historic place

Millstream Lake Road/Ross Durrance Road is a narrow, winding, 6.7 kilometer section of paved road in the District of Highlands, British Columbia. It begins at the intersection of Millstream Lake Road and Munn Road in the south, and ends at the intersection of Ross Durrance Road and Willis point Road in the north. The road is classified as a Section 4 road with public right-of-way, the width of the road, from Mitchell Lake to the south end of Second Lake, and where the road curves around Third Lake. The remaining portions of the road have a 66 foot public right- of- way. Provincial and Regional parkland frame the road on the east, west and north sides. The historic place includes the road and its base, the 66-foot right-of-way and the Section 4 road segments.

Heritage value

Millstream Lake Road/Ross Durrance Road is valued because it connects users to nature. The choice to keep it slow, narrow and winding shows the community's support of the vision of environmental conservation. It has beautiful viewsapes and goes through a variety of ecosystems from cedar swamps to arbutus ridges, and over waterways that provide seasonal crossings to Rough Skinned Newts. Travelling along this road is meditative because of its quiet quality, and the sense of being deep in the forest. Navigating this narrow meandering road with its bends and steep slopes encourages the driver to slow down. The road is used for walking, as well as for horseback riding and cycling. It travels through a conservation area, and its proximity to parkland provides access to green space that benefits the region as a whole.

Millstream Lake Road/Ross Durrance Road is also valued because it connects people to the community's history. Frederick Charles Corry, a retired British Army Engineer, was hired in 1918 by the provincial government to lead a crew in building this road from the northern Highlands area to the Interurban Railway. The road was challenging to build, and today, users travel on a remnant of the path that shaped this community around its rugged landscape. It serves as a reminder of what rural living represented to early settlers – the difficulties and the hard work.

The road provides a connection to examples of the past industries of logging and agriculture that took place along the road. Large stumps with notches for springboards and old logging roads are still visible.

Con'd...

The road is valued because it honours the uniqueness of the Highlands community social fabric. It connected the pioneer families who lived along the valley and travelled the road to visit neighbours, to go to one of the lakes to swim, to take their children to school, or to access the Interurban Railway. The strong social ties and sense of community the road engendered continue to exist today.

Character defining elements

- Small scale of the road
- Paved section of road with 66 foot right of way and Section 4 road segments
- Few ditches; use of natural drainages
- Follows natural contours of the landscape
- Undisturbed natural vegetation meets the roadside along most of the road
- Evidence of early logging history along the roadside (large stumps with notches for spring boards)
- Connection to pioneer homes along the road including the Mitchell House, the Corry farm, and the Gordon farm
- Connection to trail head to Mount Work Regional Park and Gowlland Tod Provincial Park at north end of road
- Part of trail route for Mount Work loop and access to Corry Road trail
- Compatible to horseback riding, hiking and cycling
- Connection to conservation property (Second Lake) along the road
- Existence of social capital, built on shared values, reciprocity and trust within the neighbourhood (pumpkins light the road on Halloween night since 1998)
- Rough Skinned Newt crossing signs put up seasonally since 2005

Information sources

Highland Heritage Park Society, 2008. *Beautiful Rocks. A history of the Highlands District*. Highland Heritage Park Society, Victoria, BC.

"Community heritage values and a heritage vision for the District of Highlands". Report to Highlands Council from the Heritage Task Force, January 2011.

Corry, Dez. Personal communication. Telephone message transcribed May 14, 2011.

Draft Map of Section 4 and ROW sections of Millstream Lake and Ross Durrance Roads. District of Highlands Planning Department, June 2011.

Engwicht, David. *Street Reclaiming: Creating Livable Streets and Vibrant Communities*. Gabriola Island, BC: New Society Press, 1999.

Greater Victoria Watersheds. CRD Environmental Services, May 2009.

Site Visits March 20 & May 18, 2011.

Statement of Significance

Second Lake Dam

Millstream Lake Road
District of Highlands, BC



Description of the historic place

The Second Lake Dam is situated underneath the travelled surface of Millstream Lake Road on Section 20, where the road crosses the outlet from Second Lake. The presence of the dam from above is largely imperceptible, but can be observed from below on the downstream side. The dam, beautifully situated between two rock outcrops, consists of a concrete wall and a single buttress perpendicular to the wall.

Heritage value

The Second Lake Dam is valued as the oldest recorded dam site in the District of Highlands. Small dams were constructed at various places in the Millstream watershed (i.e., First Lake, Matson Lake, and Mary Lake) mostly during the 1940s and 50s. The original Second Lake Dam, however, was constructed much earlier and is noted in a pre-emption land survey document from 1889. The dam was described in an 1890 land transfer document for section 18 which included Second and Third Lakes. It specified the vendors, who also owned section 20, must maintain the Second Lake dam “as will ensure the water at and along the division line of the lands known as section 18 and 20 being of not less than 3 feet.”

The dam structure is valued for providing a tangible link to a past recreational culture and aesthetic values brought by some early Highlands land owners. Water licenses associated with these dams often indicate they were constructed for “land improvement” purposes. This is in contrast to engineering efforts like the Fork Lake ditch, which had strictly agrarian purposes. However, it is also valued for a tangible link to agricultural use as well. It is suspected that later improvements to the structure were made to increase storage above the dam, to allow agricultural use of a wetland below Second Lake on section 20. This may have also involved the construction of a diversion, still in evidence today, to carry water in a more direct route toward First Lake.

Con'd...

Originally a wooden bridge spanned Millstream Lake Road above the dam allowing overflow from Second Lake underneath. At some point in the late 1960s or early 1970s the wooden bridge was replaced by a concrete culvert which now sits on top of the old dam flanked by stone walls. The existing concrete dam structure was probably constructed in a slightly later period to simplify maintenance, but likely incorporated parts of the earlier dam.

Character defining elements

- Concrete dam structure and buttress
- Stone work flanking concrete bridge
- Scale and placement of dam between narrow opening in rock outcrop

Information sources

Crown Grant Exemption Survey, T. S. Gore. P.L.S., June 4, 1989.

Land Transfer Indenture, March 3rd, 1890, between George Mesher, George Charles Mesher, Fredrick James Mesher and Henry Maurice Dumbleton.

Ownership History of Sections 19, 20 and 76 in the Highland District, Davyd McMinn 1991.

McMinn, Davyd. Personal Communication, August 23, 2011.

CRD Regional Community Atlas.



Highlands Housing Profile

This profile summarizes the findings of the District of Highlands Housing Needs Report which was completed as part of a joint Housing Needs Report project for 11 CRD communities. It fulfills the Housing Needs Reports requirements outlined in the Local Government Act, Part 14, Division 22. All data in this profile is from Statistics Canada unless otherwise indicate.

Overview

The District of Highlands is a primarily residential community situated in a rural environment. The District is 38.05 square kilometers with a population of 2,225 as of the last census in 2016. Within Highlands there are numerous parks that make up over 30% of the land. Neighbouring municipalities are District of Saanich, City of Langford, City of View Royal and neighbouring First Nations are T'Sou-ke, Esquimalt First Nations, and Songhees Nation.

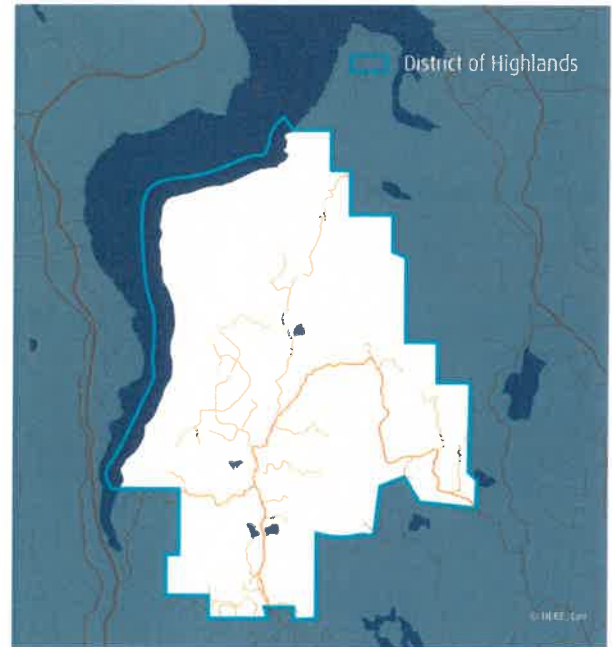
Population and Age

Between 2006 and 2016, Highlands's population grew by 17%. Overall, the District grew at a faster rate than the CRD as a whole. In 2016, the median age was 45.6, which was similar to the CRD at 45.5. There was a slightly lower proportion of young adults (25 to 34) and a higher proportion of older adults (55 to 64) in Highlands compared to the CRD average in 2016.

Projections estimate that Highlands could experience moderate population growth in the future, across most age groups. This change will be impacted by factors like availability of housing and availability of land.

Households

There were 830 households in 2016 with an average household size of 2.7 persons, which is higher than the regional average of 2.2 persons per household. Forty-two percent (42%) of households in Highlands were three or more person households compared to 28% of the CRD. As a result, it is unsurprising that couples with children households are more common than one or two-person family households in Highlands.



Income

The 2015 median income in Highlands was \$103,360, which was approximately 48% higher than the CRD median income. There are much lower household incomes in Highlands for households who rent and households with single incomes. Renter median household income was \$67,952 versus \$108,415 for owner households. Lone parent and non-census family households, who largely rely on single incomes, reported much lower incomes compared to other household types.

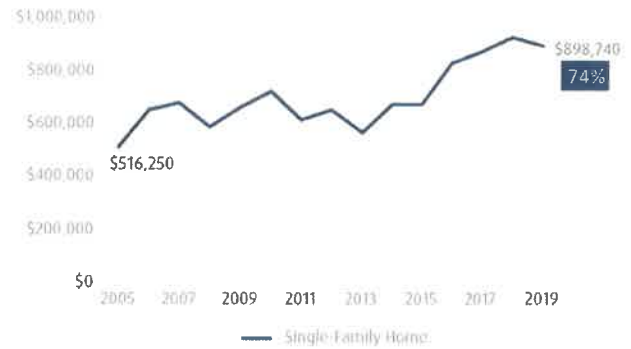
Current Housing Stock

Housing stock in Highlands is relatively newer and is mainly made up of single-detached dwellings. Recent building permits suggest that the single-family home is the dominant dwelling type for new housing in Highlands. In 2016, 75% of dwellings had three bedrooms or more.

Homeownership

(Statistics Canada, BC Assessment, and Victoria Real Estate Board)

In 2016, 88% of households in Highlands owned their home. Over the past 15 years, average sales prices have increased by 74% for a single-detached dwelling, with the most rapid increases occurring between 2014 and 2019. Average 2019 sales prices reported by the Victoria Real Estate Board were (see right):



Based on the average sales price in 2019, owning a single-detached dwelling is considered unaffordable for all household types earning the median household income. Couples without children, couples with children, and other census families may also struggle to own single-detached homes without paying more than 30% of their median income. It is unlikely that lone parent and non-census families earning the median household income will be able to afford single-detached homes. A single-detached house would require an annual income of approximately \$173,000 in order for it to be considered affordable (e.g. spending less than 30% of before-tax household income).

Rental Affordability

(Statistics Canada and Canada Mortgage Housing Corporation)

Twelve percent (12%) of households in Highlands rent their home. There are currently no purpose-built rental units in Highlands, indicating that all 100 renter households in 2016 were likely served by the secondary rental market for which there is little data available on housing costs.

Renter households led by lone parents were most likely to be in Core Housing Need in the District (i.e., living in housing that is inadequate, unsuitable, and/or currently unaffordable, and unable to afford the median rent for alternative local housing).

Anticipated Housing Demand

If the District of Highlands continues changing in a similar manner as in the past, the community will see an additional 41 households form between 2016 and 2025. This change will be impacted by factors like availability of housing and the availability of land for development in Highlands.

ESTIMATED HOUSING UNITS NEEDED

	2016-2020	2020-2025
Total	20	21
Studio or 1 Bedroom	7	8
2 Bedroom	9	9
3+ Bedroom	4	4

NEW RENTER AND OWNER HOUSEHOLDS BETWEEN 2006 – 2016



AVERAGE SALES PRICES 2005 – 2019

Key Areas of Local Need

Affordable Housing

Housing costs in Highlands, like the CRD in general, have risen significantly in recent years. Based on the affordability threshold of housing costs being no more than 30% of gross household income, a single-detached home is unaffordable for all household types making the median income in Highlands. Lone-parent families and non-census families (e.g., individuals living alone) are facing the greatest affordability gaps.

Rental Housing

There is a need for more rental housing options across the CRD. The proportion of renter households in Highlands grew from 40 households in 2006 (6%) to 100 in 2016 (12%). There are currently no purpose-built rental units in Highlands, indicating that all 100 renter households in 2016 were likely served by the secondary rental market for which there is little data available on housing costs.

Housing for People with Disabilities

Incidence of Core Housing Need is higher among households that include someone with a disability. This may be due to reduced incomes, difficulty accessing appropriate housing, or other factors. For individuals with disabilities who are unable to work, the provincial housing supplement of \$375 (for an individual) is extremely low and limits access to housing options.

Housing for Seniors

Highlands is experiencing a slight aging trend, with the median age growing from 42.6 in 2006 to 45.6 in 2016. Aging in place is a priority for many households and this can look different depending on the individual and their needs. The need for supportive housing was identified as a key area of need by local stakeholders.

Housing for Families

Family-sized housing in Victoria, Saanich, and Esquimalt is increasingly out of reach for families with children. The affordability gap analysis showed that the average cost of a single detached home (\$899,000 in 2019) in Highlands would cause couples with children making the median income for that household type to spend more than 30% of their income on shelter costs. Homeownership is far out of reach for lone-parent families (5% of all Highlands households). For those in the rental market, there is no supply of family-sized purpose-built rental available (e.g. two or more bedrooms).

Homelessness

There has been an increase in individuals experiencing homelessness across CRD communities in recent years. The March 11, 2020 point-in-Time count identified a minimum of 1,523 individuals experiencing homelessness in the region. There were at least 350 individuals who were emergency sheltered and 743 who were provisionally accommodated in transitional housing.