

HOUSING NEEDS ASSESSMENT

District of Saanich

May 2025

1. History

Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, transportation, and migration. Please include any long-term housing challenges the community has faced.

Within the Capital Region, Saanich has traditionally been a suburban community where buying a home to raise a family was relatively affordable. Most of the residential area was zoned for single detached housing. There is little undeveloped urban land, and much of the residential land base consists of low density housing forms where redevelopment is complex. As demand for housing and pressure on housing prices has risen, the key housing issue in Saanich since 2006 has been affordability.

Over the long term, increased housing supply and diversity is needed to match future housing needs – this means a greater proportion of smaller unit sizes for smaller households, and enough family-sized units (3+ beds) for families. The District has designations Primary Growth Areas (Centres, Corridors, and Villages), where denser forms of housing such as apartments are supported, and will accommodate most of the District's housing needs over the next 20 years, close to transit, services, and amenities. Within traditionally single detached neighbourhoods, the District's recently updated zoning allows a mix of infill housing forms such as townhouses, small apartments, houseplexes, and garden suites will expand the range of housing options and price points.

The secondary rental market provides the majority of rental units in Saanich. Only 20% of rentals are within secure, purpose-built apartments. Apartments built in the 1960s to the 1980s that provide relatively affordable rents to long-term tenants are nearing "end of life" and are susceptible to redevelopment. While redevelopment may increase housing supply generally, it may result in a change in tenure, and can significantly impact displaced tenants. The secondary rental market is largely supplied by units in secondary suites (many of which are unregulated) which are less secure and vulnerable to short-term rentals. Saanich prohibits STRs in all zones with the goal to protect long term rentals. With a rental vacancy rate of 1.4%, the rental market in Saanich is challenged by lack of supply, aged stock, and rental insecurity. Saanich requires significant supply of purpose built, secure rental units while protecting its older affordable stock.

Non-market housing units account for 5% of Saanich's total dwelling units. Given the increasing cost of housing, and the increase in the number of residents in Extreme Core Housing Need, there has been increasing demand for affordable units including for work force housing. With very high land values, especially in centrally located areas, non-profit developments require significant financial, and policy supports to be financially viable. Many of the existing non-market housing projects are nearing end of life and considering redevelopment at higher densities. This will add significantly to the non-market housing supply.

2. Housing Context

Please detail the existing municipal housing policy and regulatory context, including approved housing strategies, action plans and policies within Official Community Plans (OCPs).

Housing Strategy (2021)

Housing Strategy – Three Year Action Plan (in progress)

Housing Needs Report (2024)

Official Community Plan (2024), including Section 8: Housing

Schedule “I” (Rapid Deployment for Non-Market Housing), Zoning Bylaw

3. Population Trends

How have population changes in your community impacted your housing market?

The population between 2016 and 2021 has grown at the gradual rate of 3% from 114,000 residents to 118,000. During that time, Saanich’s share of the Capital Regional District’s population has decreased as other municipalities have accommodated much of the growth. Households are increasingly moving to further communities such as the West Shore communities and Sooke, for more affordable housing options. As a desirable place to live, Saanich’s population growth has been, and will be for some years, dependent on the supply of new housing units. Suppressed household formation has created significant latent demand for housing units, despite relatively low population growth. Over the next ten years, the population of Saanich is projected to grow more rapidly than it did between 2011 and 2021. Projections suggest that Saanich could grow by an additional 6,225 residents between 2023 and 2028.

4. Employment and Labour Conditions

How have employment and labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on less predictable sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?

The key employers in the Capital Region include the public sector and the University of Victoria. Generally, employment is fairly secure but wages have not kept up with the increase in housing costs. In many cases, employers have difficulty attracting skilled workers from other jurisdictions to move to the area, due to the lack of housing supply and affordability. A key challenge for Saanich is to provide housing options at the medium and lower end of the household income spectrum to be able to attract and retain workers in the service sector, education, health care, etc. to provide the services Saanich residents need. For more information, see the [District of Saanich Economic Development Strategy](#) (2024).

5. Housing Needs of Priority Populations

Please describe the housing needs and challenges of priority populations in your community, specifically for the 13 groups identified by CMHC: women and their children fleeing domestic violence; women-led households (especially single mothers); seniors 65+; young adults aged 18-29; Indigenous peoples; people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups; recent immigrants (including refugees); and people experiencing homelessness.

The Housing Needs Report (HNR) indicates that priority populations are disproportionately experiencing core housing need and extreme core housing need. Renter populations are two times as likely to be in core housing need than owner households. (The specific rates of core housing need among the 13 groups identified is located in the [Saanich Housing Needs Report](#)). The most significant factor contributing to Core Housing Need in Saanich is affordability. Family-sized housing in Saanich is also increasingly out of reach for families with children. The affordability gap analysis shows that the cost of a single detached home (which provides the majority of the Districts 3+bedroom homes) is out of reach for the median household

income, and far out of reach for one-parent families.

The Official Community Plan (OCP) identifies the need to support and incentivize housing to improve equitable housing outcomes particularly for high needs groups such as low-income seniors, persons with disabilities, First Nations and urban Indigenous, youth, new Canadians, those at risk of homelessness, and lone-parent households. The need is particularly acute for those facing multiple barriers. Affordability and availability of supportive housing are key issues. OCP policy provides clear and consistent municipal support to help overcome the challenges that these types of housing projects encounter.

The Housing Strategy contains a number of actions that support the development of non-market and non-profit housing to increase the supply of affordable housing units in Saanich for vulnerable populations. In the last few years, Saanich has implemented priority approvals, pre-zoning, a dedicated non-market housing planner, the use of municipally owned land, property tax exemptions, development cost charge exemptions/reductions, and the Saanich Affordable Housing Reserve Fund offering pre-development and capital grants to support the construction of non-market residential projects.

6. Community Engagement

How has your community engaged with priority populations? Please provide an overview of the methodology and assumptions used to conduct engagement with priority groups. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.

Saanich consulted a broad range of stakeholders in the development of the Housing Strategy in 2019 and 2020. A community task force was formed with representation from non-market developers, housing organizations, government agencies, and housing advocacy groups. A Housing Strategy Three Year Action Plan will be undertaken in 2025. There will be engagement with the Task Force and key stakeholders as part of this process.

In 2022, staff reached out to and interviewed non-market housing operators, developers, and consultants to learn how to better support the non-profit housing sector in the District. Similarly, staff consulted this group when developing strategic supports (i.e., pre-zoning for non-profits housing, property tax exemptions, Housing Fund, priority development review) for non-market housing projects. The District continues to engage with the non-profit sector on several policy projects, and on the development approval process improvement projects.

In developing Saanich's Tenant Assistance Policy in 2023, staff hired a consultant to undertake a series of focus groups with renters, renter advocacy groups, rental management companies, non-market housing providers, and community associations. An engagement report of the consultation was completed.

Broad public engagement is undertaken for all Centres, Corridors, and Villages planning. The District employs equity principles in engagement and reaches out to marginalized groups and Indigenous interest holders.

7. Homelessness: Local Factors

Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).

Several structural and systemic factors contribute to homelessness in Greater Victoria. The most significant structural factors include the high cost of housing and the low availability of housing, with significant waitlists for subsidized and affordable housing. Addiction and mental health issues are also significant barriers to securing permanent housing.

The cost of living overall in Victoria is high relative to average incomes. With these factors combined, when an individual experiences personal hardship (i.e., job loss, illness, family violence) there are few stable options, and homelessness may result. It is noted that people may be discharged or evicted into homelessness, including discharge from hospitals, correctional facilities, and child welfare arrangements into homelessness. Facilities offering supportive living arrangements for those suffering from mental health challenges are also needed. Greater Victoria has a high number of seniors experiencing homelessness, and a significantly disproportionate number of Indigenous People experiencing homelessness. Due to Victoria's moderate climate, people experiencing homelessness may use encampments (tents, trailers) for sheltering.

Illicit drugs are readily available in the Greater Victoria region and play a significant role in exacerbating homelessness. Individuals who are precariously housed, unhoused, or face other personal hardships, compounded with addiction to drugs or alcohol, are impacted by stigma and discrimination making it more difficult to secure permanent housing. There is a lack of addiction treatment beds and low availability of post-treatment residential facilities.

8. Homelessness: Temporary and Emergency Resources

Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, transitional beds available). If possible, please indicate whether capacity levels are commensurate with need.

The data presented below comes from the most recent Point-in-Time (PiT) count conducted in the Greater Victoria region on March 7, 2023 when at least 1,665 people were found to be experiencing homelessness. Approximately 880 people could be accommodated in emergency or transitional shelters, while the remaining 800 were in public facilities (i.e., hospitals), couch surfing, or unsheltered. Temporary and emergency relief resources are meeting approximately 50% of the need.

Shelter Type	Number of people (as of 2023)
Transitional housing	601
Emergency shelter	282
Public systems (corrections, hospitals)	410
Couch surfing	85
Unknown sleeping location	45
Unsheltered	242

[2023-Point-in-Time-Count-Report.pdf](#)

The District of Saanich has worked with a local non-profit organization, the Victoria Native Friendship Centre (VNFC), to provide emergency shelter beds to unhoused individuals. The operation was initially only available during extreme weather events. However, as of May 2025, VNFC operates 25 shelter beds that are open on a nightly basis. In the case of extreme weather, VNFC can increase their capacity to 35 beds.

In 2024, the District of Saanich began reaching out to other community-based organizations, such as churches, to find additional sites for shelter beds in emergency situations, particularly during extreme weather events. Saanich staff is working with third-party non-profits to locate and supply additional shelter beds in the community.

9. Unrepresented Groups (e.g., students, congregate living)

Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNR.

There are two post-secondary institutions in Saanich, and a third in the region with total enrolments of almost 25,000 students. While the University of Victoria is building more student residences, on-campus housing represents less than 17% of full-time student enrolment. In each of the past two years, the university received over 2,000 more applications than available on-campus beds. More than 21,000 students attend UVic, with 78% coming from outside Greater Victoria and in need of housing. While the university currently offers approximately 3,000 on-campus beds (with an additional 500-beds planned), many upper year undergraduate and graduate students struggle to find housing near campus.

Recent upzoning in Neighbourhoods to allow houseplexes and infill forms could improve the supply of smaller units suitable for students. Planning for the Quadra McKenzie corridor and a Transit Oriented Area centered on the university present opportunities for densification within the university precinct and more potential for student-friendly housing.

10. Rental Rates

How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?

Rental rates in Saanich have been increasing rapidly in recent years. The growth of rental rates has slowed, however rates continue to climb. Almost 20% of renters in the region spend more than 30% of their before-tax income on housing. The vacancy rate in the District of Saanich was 1.4% in October 2024 and the average monthly cost of a bachelor apartment averages between \$1,800 and \$2,500.

A number of factors contribute to high rental rates including, undersupply of rental housing (very low vacancy rate), extremely limited development of purpose-built rental units, high regional housing costs, financialization of the rental market by real estate investment trusts (REITs), and demand for student housing.

Primary Market Median Rent Levels – Saanich

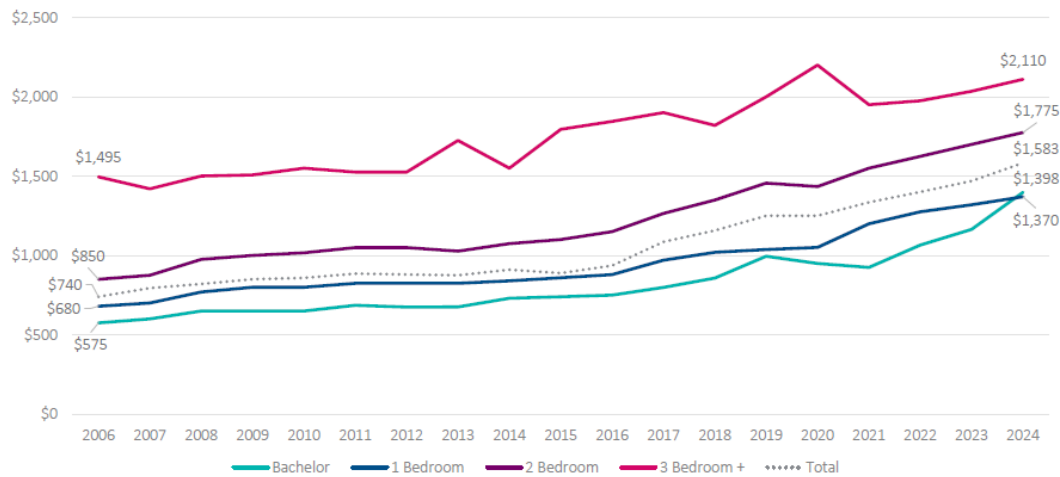


Figure 2: Median rents in primary rental market, Saanich (CMHC Rental Market Survey)



11. Rental Vacancy Rates

How have vacancy rates changed over time? What factors have influenced this change?

Rental vacancy rates are very low, indicating an unbalanced rental market. Currently, the rental vacancy rate is 1.4%. The lack of support for rental housing has resulted in a generation of no-net-increase in rental units in Saanich, as with other communities. While there has been an increase in net new rental units in the past few years, rental vacancy rates continue to remain significantly below the desired 3% to 5% level.

8

Vacancy Rate and Total Purpose-Built Rental Units – Saanich

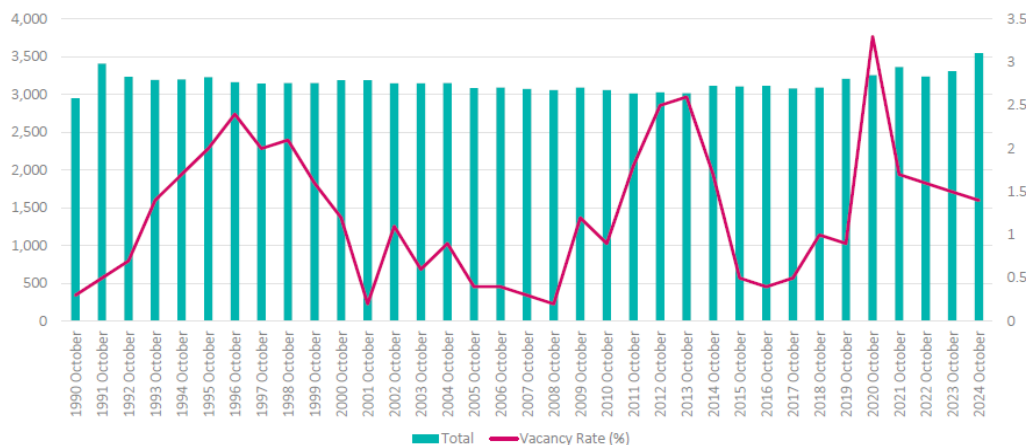


Figure 5: Total number of purpose-built rental units and vacancy rate in primary rental market, Saanich (CMHC Rental Market Survey)

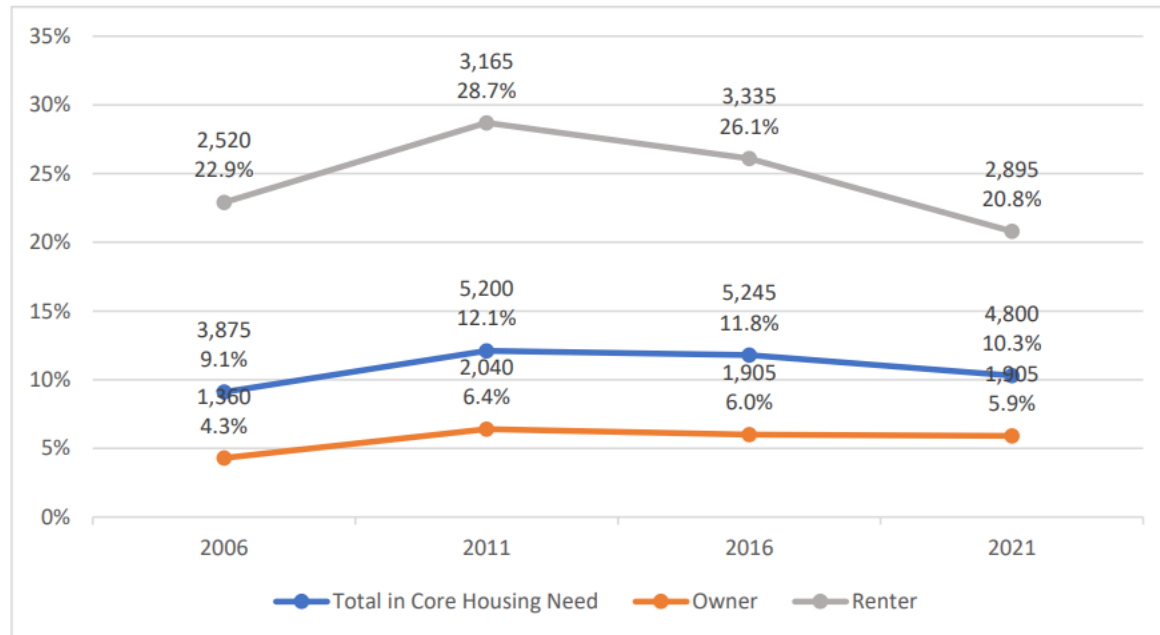


12. Trends in Core Housing Need

How have trends in core housing need changed over time between both tenant and owner-occupied households?

Renters in Saanich are far more likely to be in core housing need than owners. Core housing need decreased in 2016 and 2021 but this is unlikely due to an improvement in affordability and is often attributed to point-in-time income interventions from senior government (e.g., CERB). Extreme core housing need has been rising steadily in Saanich since 2016 and now affects over 11% of renter households.

Figure 37 Private Households by Tenure in Core Housing Need in Saanich, 2006-2021



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing, 2021

13. Deeply Affordable Housing Stock Trends

In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

Three new affordable non-market housing developments have been completed since 2020. In total, these constitute a net gain of 146 affordable units:

- “The Oaks at Dawson Heights”, completed in 2025, provides 85 independent living units for seniors (55+). 32 pre-existing affordable units were demolished, for a net of 53 new units. The new development includes 42 “rent-geared-to-income” units and 17 deep subsidy units.
- “Linwood Court”, completed in 2024, provides 97 affordable and supportive units for low- to moderate-income seniors (55+). 29 pre-existing supportive units were demolished, for a net of 68 new units.
- “Townley Place”, completed in 2021, provides 64 affordable and deeply affordable rental units. 29 pre-existing affordable rental units were demolished, for a net of 25 new units. The new development consists of ground-oriented housing units for low- to moderate income families, and apartments for low-income seniors (55+) and persons with

disabilities.

An additional over 150 non-market housing units are currently under construction in Nigel Valley, as part of a master plan representing four non-profit societies.

14. Affordable and Community Housing Options and Needs/Gaps

Please describe available affordable and community housing options and needs/gaps currently in your community.

As of spring 2022, there are over 2,455 BC Housing subsidized housing units in Saanich. This is an increase of 148 units from March 2019.

Emergency Shelter and Housing for the Homeless			Transitional Supported and Assisted Living			Independent Social Housing		Rent Assistance in Private Market			Total
Homeless Housed	Homeless Rent Supplements	Homeless Shelters	Supportive Seniors Housing	Special Needs	Women and Children Fleeing Violence	Low Income Families	Independent Seniors	Rent Assist Families	Rent Assist Seniors	Canada Housing Benefit	
89	6	0	118	223	18	856	557	110	379	99	2,455

Source: BC Housing Research and Planning Department, 2022.

The table above does not include non-market units without a relationship to BC Housing, of which there are approximately 900 in Saanich. Notably, 40% of the region's cooperative housing units are in Saanich (376 units, distributed between 12 different cooperatives).

With the most affordable non-market units built in the 1980's or early 1990's, and nearly all cooperatives built in the 1980's, there is an increasing need to revitalize or redevelop existing sites.

The demand for subsidized units is increasing, as indicated by a growing waitlist for BC Housing units in Saanich: as of December 2024, 691 households were on the waitlist.

A) Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?

According to the inventory of BC Housing subsidized units in 2022, there were 118 supportive housing units for seniors and 557 independent living units for seniors in Saanich.

B) Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?

The District provides funds to the Greater Victoria Social Planning Council for their Rent Bank program to assist renters who are at risk of eviction.

C) Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?

Saanich has a number of supportive housing projects for groups such as: seniors, those living

with disabilities, transitional housing for women undergoing drug treatment, women fleeing violence, and youth at risk of homelessness. More supportive housing units are needed, with the provincial housing targets indicating that approximately 130 additional units of supportive housing are needed in the District.

15. HNR and OCP – Long-Term Planning

This final section aims to determine how your community anticipates using the results and findings captured in the HNR to inform long-term planning, as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.

- a) *How will this HNR inform your OCP, housing policies and/or actions going forward? For example, if the HNR identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit – how could actions and changes in policy and planning help address those needs?*

The OCP will be updated in 2025 to reflect the new Provincial methodology in Saanich's updated HNR for population forecasting and housing need. The HNR projects that between 2021 and 2041, the District will grow to 154,718 residents and need 23,559 net new housing units. The updated housing needs will give new urgency to decision makers, staff, and community members and will be reflected throughout the District for planning and works. The need for secure, primary-market rental housing remains a key OCP priority. Adding rental supply will help meet latent demand and delayed household formation while easing the upward pressure on rental rates.

Affordability is the most significant housing issue in Saanich in the past 20 years. It is particularly acute for those with lower incomes and certain vulnerable populations including Indigenous, transition housing, those at risk of homelessness, mental health and addictions, youth, new Canadians, and low-income seniors. Saanich has implemented a number of strategic supports to the non-profit housing sector in order to attract, retain, and incent the construction of affordable non-market housing. These include pre-zoning, delegated decision making, priority review, grants, property tax exemptions, fee exemptions (DCC, CAC, cash-in-lieu tree replacement), and a dedicated non-market housing planner (three-year term position). The District is also examining all land holdings for affordable housing opportunities. It is anticipated that these supports will result in a significant increase in the total number of non-market units in the District in the next 20 years.

- b) *How will data collected through the HNR help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?*

The population projections and housing needs identified in the HNR will be adopted into the OCP by the end of year. These projections/needs then guide all Saanich policy, operational, and infrastructure planning.

Saanich continues to plan its growth on a model that puts most of the future density and larger building forms in its Centres, Corridors, and Villages that are transit supported. Neighbourhood areas will continue to support infill, hub, and secondary corridor development to support the principle of complete, walkable communities. This growth is being planned in concert with infrastructure planning for roads, bicycle and pedestrian facilities, sewers, water, storm drain, and waste management as well as recreational assets.

- c) *Based on the findings of this HNR, and particularly the projected housing needs, please describe any infrastructure gaps that may potentially limit the ability of your community to support forecasted growth unless they are addressed, or that could facilitate more complete and resilient communities. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure. Communities are encouraged to illustrate how infrastructure gaps impact their housing systems and growth. Examples of types of enabling infrastructure may include:*

i) *Transit Infrastructure*

There is insufficient coverage and frequency of bus routes, particularly in primary growth areas to support the growing population. Investments in transit are needed to expand frequent transit service and implement Bus Rapid Transit systems on major corridors to improve speed and reliability. Improved transit aligns with municipal goals to reduce parking standards and reduce construction costs to improve housing affordability.

There is a lack of strategic transit hubs that integrate with other modes of transportation. Transit hubs with amenities such as park-and-ride facilities, bicycle storage, and connections to bike-sharing enterprises are needed that integrate with housing and other land uses and encourage multi-modal commutes.

ii) *Active Transportation*

Saanich has a growing network of direct walking and cycling routes connecting residential areas to key services and employment centres. Through the Active Transportation Plan, Saanich will continue to invest in the development of protected bike lanes and well-lit pedestrian pathways. Improved pedestrian and cycling connections are needed between residential neighbourhoods and main transit stations.

iii) *Water/Wastewater Systems*

The District's water system was not built to support the level of density/population growth being forecasted through HNR. Domestic water supply and Fire Flow capabilities will need to be addressed through infrastructure upgrades to meet this projected growth. Similarly, for the sanitary sewer infrastructure, this growth will trigger more upgrades to the District's system and may advance the need to address regional treatment plant (and related infrastructure) service levels ahead of prior planning target timelines.

Modeling for Small Scale Multi-Unit Housing tells us that the water system will require improvements (i.e., upsizing) to address the increase in domestic and fire flow demands, and we will see more improvements required to build capacity into the sewer system. Updates will be required to the Water and Sewer Master Plans.

Stormwater infrastructure upgrades are needed to address both the increased development and future climate projections to mitigate the financial, economic, and social/displacement risks from extreme flooding.

iv) *Urban Forests, Parks, Recreational Facilities, Schools*

The expansion of schools, recreation facilities, parks, and other community infrastructure is needed to support a growing population especially where denser urban living will require public amenity space for community health and well-being.

A key principle adopted by Council is the 3:30:300 rule which outlines that everyone can see three trees from their home, that there is 30% forest canopy cover in the neighbourhood and that they are

300 m from a park or green space. Not all neighbourhoods meet the 30% canopy cover target. The District's Urban Forest Strategy (2024) includes consideration for tree equity, which identifies neighbourhoods and parts of neighbourhoods which need increased canopy cover using an equity lens. The Strategy also includes ambitious tree planting goals of 20,000 new street trees by 2064, especially along streets to increase shading and cooling.

In some cases, municipal infrastructure (underground pipes and overhead wires) limits tree planting options along streets. Tree planting along streets comes with many challenges including conflicts with underground pipes, overhead wires and limited planting spaces and soil volumes. This results in the need to create innovative solutions for tree planting such as engineered soil cells, but these add to project costs.

Not all residents and future residents have access to parks or green spaces within 300 m of their home. Saanich is generally well supported by municipal parks, however, based on a GIS analysis of the District, several areas show gaps using the criterion that everyone should be able to get to a park within 300 m of their home (or about a 5-minute walk). Many of these areas are designated for intensive residential growth/density.

Funding support is needed for land protection/purchase (for parks), tree planting, and green infrastructure to provide critical ecosystem services to mitigate extreme heat and flood climate hazards to support a growing population. Existing recreation centres are not meeting current demand and are oversubscribed. Recreation centres are outside of the 15-minute walk radius in three key growth centres (Quadra McKenzie Centre, University Centre and Shelbourne Valley Centre). There is a consistent shortfall in space for fitness areas (weight rooms), gymnasiums, and multipurpose space across all recreation facilities. Priority recommendations from the Recreation Market Analysis (2019) all speak to increasing and expanding fitness centres up to double the size of each recreation centre.

There is a need for at least 45,000 to 65,000 sq m of recreation facility space. An MDX Development Strategist demand analysis completed in 2013 noted that Saanich would need another recreation centre of 45,000 to 65,000 sq m by the time the population reached 122,000.

Saanich pools are at capacity with further regional pool closures coming. In 2019, there were 313,111 drop-ins across all centres. By 2024, that number had grown to 757,444 reflecting a 142% increase in five years. Saanich has a shortage of ice rinks. In 2022, an Ice Demand Analysis was completed. That report notes that future demand for arena activities (ice and dry floor) is projected to grow by 76% by 2041, meaning that the Greater Victoria area will have a shortfall of 3.9 ice sheets by that time.

Saanich does not have a performance or arts space. Saanich will be updating its Cultural Strategy and Arts Policy in 2025/26. It is likely that this gap will be highlighted in this update.

v) *Utility*

Support is needed for proactive infrastructure investments and upgrades of the renewable-powered electrical grid to support both housing development and associated electrified transportation where parking stalls are provided and/or on-street.

vi) *Climate Risks/Impacts*

The District is seeing increased intensity in rainfall and localized flooding. Increases in impermeable surfaces will trigger the need for more stormwater detention facilities, pipe upgrades and green infrastructure solutions to be built to mitigate these stormwater flows.

While the BC Building Code was recently updated to require that one habitable living space is

designed to remain below 26 degrees during summer heat events, this summer design temperature does not take into account future weather projections. In our community, extreme heat events are likely to be nearly 7°C hotter than historic events by the 2080s (going from 32.3°C to 39.2°C) and are likely to occur more than 15 times as frequently. These changes will occur well within the lifespan of buildings constructed today.

vii) *Zero Waste*

With an increase in population will come an increase in waste, but our landfill capacity will remain the same. Infrastructure gaps include:

- Need for reuse/recycling hubs for material streams that are not collected curbside;
- Need to expand Extended Producer Responsibility (EPR) programs to include more material streams;
- Waste diversion programs and infrastructure for the Institutional, Commercial, Industrial (ICI) sectors as they are the largest producers of waste in Saanich and the majority of this is not diverted; and
- New policies/programs/updated building standards/codes to consider the above and to support offsite pre-fab / modular construction (this greatly reduces waste compared to onsite construction), incorporate salvaged materials into new builds or renovations, and support building deconstruction vs demolition.