

Appendix A – Capacity Analysis

Estimating OCP Land Use Designation Housing Capacity

To estimate the capacity of the current OCP Land Use Designations for future housing need (potential new units), staff reviewed the Land Use Designations that permit residential development. The analysis groups these areas into four categories: Residential Neighbourhood (RN & RC), Agricultural and Rural Estate areas (with permitted secondary suites and accessory units), Multi-Unit Residential, and Commercial/Mixed-Use areas.

As staff reviewed the regulations for Residential Neighbourhood (RN & RC) areas, based on lot size, Residential Neighbourhood (RN) areas have the potential to accommodate up to **13,668** units, while Residential Neighbourhood (RC) areas offer capacity for up to **1,498** units, accounting for **15,166** units in total.

Recent zoning amendments (adopted in January 2025) along with the OCP policies allowing Accessory Dwelling Units in Agricultural (Ag) and Rural Estate (RE) areas outside the UCB, enables up to **2,758** additional housing units, depending on the lot size.

The Multi-Unit Residential and Commercial/Mixed-Use areas in Saanichton Village, Brentwood Bay /Moodyville, Tanner Ridge and Turgoose were also analyzed using recent development densities. After excluding lots with limited or no development potential (e.g., strata, heritage, or recently developed properties), the remaining lots were assessed using minimum, average, and maximum unit-per-hectare estimates. This portion of analysis indicates a projected capacity ranging from **2,560** to **3,895**, **3,101 on average**, units across the District's centres.

The estimated housing capacities across these land use categories have been totaled and are presented in Table 1. These numbers indicate that the current OCP land use designations, supporting residential development, can accommodate a minimum of **20,484** units, an average of **21,025** units, and a maximum of **21,819** units across the District, both within and outside the Urban Containment Boundary.

Table 1: Total Capacity of Residential Units based on OCP Land Use Designations

OCP Designated Land Use	Minimum	%	Average	%	Maximum	%
Residential Neighbourhood (RN & RC)	15,166	74	15,166	72	15,166	70
Ag & RE Zoned Areas	2,758	13	2,758	13	2,758	13
Multi-Unit Residential	1,203	6	1,430	7	1,763	7
Commercial/Mixed-Use	1,357	7	1,671	8	2,131	8
Total	20,484		21,025		21,819	

While **72%** of this potential capacity is located in Residential Neighbourhood areas, these areas have historically seen limited development activity. In contrast, most recent and anticipated growth is occurring in the District's Village Centres, within Multi-Unit Residential and Commercial/Mixed-Use areas. These areas, which align with OCP policies supporting affordable, rental, and seniors housing, could accommodate approximately **3,100** new units, which accounts for **15%** of the total capacity. Therefore, further review of zoning in these growth-focused areas deemed to be necessary to better understand the feasibility of achieving the estimated capacity.

Estimating Zoning Bylaw Housing Capacity

Staff reviewed the current zoning of the designated areas mentioned above, with the focus on the Multi-Unit Residential and Commercial/Mixed-Use designated areas with development potential – where the majority of future residential development is expected – as the OCP does not focus the majority of growth in Residential Neighbourhood areas and the District does not anticipate substantial development in these locations, especially for affordable and rental housing.

To determine the potential number of residential units in the Multi-Unit Residential and Commercial/Mixed-Use zones, based on the current Zoning Bylaw capacity, staff applied a formula using lot area, Floor Area Ratio (FAR), and 1,145 square feet (average size of a unit). The calculation is as follows:

$$\text{Proposed number of units per lot} = \frac{\text{Lot Area (sqft)} \times \text{FAR}}{1145 \text{ sqft (average size of a unit)}}$$

Based on this analysis, current zoning regulations would allow for approximately **1,766** units within the Multi-Unit Residential and Commercial/Mixed-Use zones, which is significantly lower than the **3,101** units estimated under the OCP Land Use Designations capacity analysis for these selected areas. This gap highlights the OCP and Zoning Bylaw inconsistencies that may limit the District's ability to meet future housing needs.

The estimated housing capacities across the land use categories studied have been totaled and are presented in Table 2. These numbers indicate that the current zoning Bylaw, can accommodate approximately **19,700** units across these areas.

Table 2: Total Capacity of Residential Units based on Zoning Regulations

OCP Designated Land Use	Total Potential Units	%
Residential Neighbourhood (RN & RC)	15,166	77
Ag & RE Zoned Areas	2,758	14
Multi-Unit Residential	738	4
Commercial/Mixed-Use	1,028	5
Total	19,690	

Note: The estimated potential new residential units, both in OCP Land Use Designation and Zoning Bylaw capacity analysis, reflects the theoretical maximum development capacity within these areas, assuming every parcel is developed to the fullest extent permitted under the current Land Use Designation and zoning regulation. This would mean up to 4 units on Residential Neighbourhood RN lots and up to 8 units on Residential Neighbourhood RC lots, as per Provincial legislation, and developing the Village Centres on every property to the maximum density permitted.