

ANNUAL REVIEW 2018

# Victoria Housing Strategy

# Purpose

Inform Council of completed and remaining actions in the Victoria Housing Strategy to inform:

- ✓ Strategic Planning
- ✓ New actions as part of update to Strategy

# Background



## Strategic Direction 1

**Increase supply**  
of attainable  
housing for low to  
moderate income  
households



## Strategic Direction 2

**Encourage diversity**  
of housing types,  
tenures, and prices  
across the city and  
within  
neighbourhoods



## Strategic Direction 3

**Build awareness**  
and partnerships  
for affordable  
housing through  
communication,  
education and  
advocacy

# Strategic Direction 1: Increase Supply

Supporting Actions	Status
1. Reduce parking requirements and consider parking innovations that support affordable housing projects.	✓
2. Remove minimum unit size regulations from multi-unit residential zones.	✓
3. Permit garden suites in zoning.	✓
4. Examine ways to increase the number of secondary suites while maintaining livability, safety and affordability.	✓
5. Update zoning following local area planning processes to encourage a variety of housing forms consistent with the OCP including: <ul style="list-style-type: none"><li>• Additional house conversion opportunities</li><li>• New ground-oriented housing forms</li><li>• Lock-off suites</li></ul>	

# Strategic Direction 1: Increase Supply

Supporting Actions	Status
<p>1. Review and update the Victoria Housing Reserve Fund guidelines based on the following considerations:</p> <ul style="list-style-type: none"><li>a. Basis of fund allocations (per unit, per bedroom, etc.) and limits;</li><li>b. Criteria to encourage family-oriented units;</li><li>c. Evaluation of the fund for funding affordable housing projects outside the city of Victoria.</li></ul>	✓
<p>2. Reconsider policy and guidelines for potential conversion of motel properties as part of local area planning processes.</p>	✓
<p>3. Work with Strategic Real Estate function to determine if affordable housing objectives can be achieved when considering the acquisition, disposal or redevelopment of public properties and lands.</p>	In progress

# Strategic Direction 1: Increase Supply

Supporting Actions	Status
1. Continue the practice of prioritizing non-market housing applications.	✓
2. Expand prioritizing of applications to private sector projects that meet minimum thresholds for target housing types.	✓
3. Consider additional delegated authority initiatives for development applications in future years following monitoring and evaluation of the current level of delegated authority.	✓

# Strategic Direction 1: Increase Supply

Supporting Actions	Status
1. Develop a fiscal strategy that considers the impact of direct funding from the Victoria Housing Reserve Fund and relief from fees, Development Cost Charges and permissive tax exemptions.	✓
2. Revisit the secondary suite grant program for accessible suites that serve an aging population.	
3. Consider yearly contributions to the Victoria Housing Reserve Fund to align with the housing targets outlined in this Strategy as part of future budgeting considerations.	Ongoing

## Strategic Direction 2: Encourage Diversity

Supporting Actions	Status
1. Create an inclusionary housing and density bonus policy within the Downtown Core Area to seek on-site non-market housing as part of amenity contributions for projects above a certain threshold.	✓
2. Establish clear targets for housing types, tenures and incomes to inform negotiations as a supplement to the inclusionary housing and density bonus policy.	✓
3. Consider voluntary guidelines to encourage adaptable housing so accessibility features can be added more easily and inexpensively post-construction.	



## Strategic Direction 2: Encourage Diversity

Supporting Actions	Status
1. Create an inventory of existing affordable rental stock.	✓
2. Consider regulations, policies and incentives to protect and support regeneration of existing affordable rental stock.	✓
3. Review and update the Property Maintenance Bylaw to improve tenant housing quality.	In progress
4. Examine legislative authority for a municipal role in maintaining rental tenant stability.	✓

# Strategic Direction 3: Build Awareness

Supporting Actions	Status
1. Update the housing webpage on the City of Victoria's website to make policies and practices readily accessible and widely understood.	✓
2. Host workshops with external partners and stakeholders to investigate opportunities including but not limited to: a. Affordable home ownership programs b. Protecting and regenerating existing affordable rental housing stock c. Non profit housing developments by faith communities	✓ ✓
3. Use the City's annual Development Summit for ongoing dialogue with the development industry and housing providers to support the provision of affordable housing.	✓
4. Continue to support a Regional Housing First Strategy.	✓

# Next Steps

Consider update to Victoria Housing Strategy informed by:

- Outcomes of Strategic Planning
- Housing Summit – January/February date TBD
  - Input from housing providers, development industry, community, Council and staff