



Council Member Motion

For the Committee of the Whole Meeting of November 8, 2018

To: Committee of the Whole **Date:** November 1, 2018
From: Councillor Potts, Councillor Dubow, and Councillor Collins
Subject: Incentivize and Mandate the Creation of Family Appropriate Rental Units

Background:

Over the last decade, Victoria has ranked among the most expensive places to buy housing in Canada. This means buying a family home is out of reach for many families, or those wishing to start a family in Victoria. Many, therefore, must look to rental options to fulfill their housing needs but with Canada Mortgage and Housing Corporation reporting a vacancy rate of 0.7 per cent there is a clear need for affordable, adequate and safe family-sized rental options for families to thrive in Victoria.

The goal of the Victoria Housing Strategy is to increase the supply of attainable housing for low to moderate income households and encourage diversity of housing types, tenures and prices across the city. These goals are defined as 'city led priorities'. The strategy also outlines the need to create 100 market rental units and 450 affordable rental units for families by 2026.

There is currently no city led mechanism by which to achieve the goals of increasing rental stock for two and three bedroom family sized units.

Other municipalities have implemented policies to ensure a stock of affordable, adequate and safe, family rental units. For example the City of New Westminster's Family-Friendly Housing Policy mandates that multi-family ownership projects include a minimum of 30% two-and three-bedroom units, and that at least 10% of the total project units be three-bedrooms or more and that multi-family rental projects include a minimum of 25% two-and three-bedroom units, and that at least 5% of the total project units be three-bedrooms or more.

As part of the background work in developing the strategy, the City conducted a housing supply analysis and a feasibility study which concluded that there is no negative impact on return on cost with an increased proportion of two-and three-bedroom units in new multi-family project.

Recommendation:

That Council

1. Direct staff to report back with amendments to the Victoria Housing Strategy and applicable bylaws and policies to incentivize and mandate the creation of family appropriate two and three bedroom rental units as part of a larger strategy to increase affordable family housing options across Victoria.

Respectfully Submitted,



Councillor Potts



Councillor Collins



Councillor Dubow

List of Attachments:

Attachment A: Family Friendly Housing Policy New Westminster