



**Council Member Motion
For the Committee of the Whole Meeting of November 8, 2018**

Date: November 1, 2018
From: Councillors Loveday and Isitt
Subject: Actions for Housing Affordability

Background

Bold action is need from all levels of government to tackle the housing crisis. The following recommendations respond to several initiatives that are currently underway from the previous term of Council, in order to strengthen the City's emphasis on housing affordability and endorse interim actions that will contribute toward greater affordability.

The recommendations include endorsement of one new item – a Town Hall meeting and technical workshop on the future of co-operative housing, in partnership with the Co-operative Housing Federation of BC.

Recommendations

That Council:

1. Direct staff to: (a) Proceed with stakeholder engagement on the Inclusive Housing and Density Bonus Policy for final consideration by Council no later than the first quarter of 2019, inviting input from rental housing advocates, nonmarket housing providers, community association land use committees, and members of the development community; and (b) Negotiate an affordable component in rezoning applications for new strata housing received after November 8, 2018, in the form of nonmarket units or a cash-in-lieu payment depending on the size of the project, as an interim measure until the final policy is adopted.
2. Invite BC Assessment to provide data on land values and land appreciation in the City of Victoria over the past decade, to inform the development and implementation of the Inclusive Housing and Density Bonus Policy and other housing initiatives.
3. Request that the Mayor write, on behalf of Council, to the Minister responsible for the BC Assessment Authority and Members of the Legislative Assembly representing constituencies on Vancouver Island, requesting amendments to the BC Assessment Act on a priority basis to provide for "split classification" / split taxation of units in multi-unit buildings to ensure that units used as commercial ("whole-unit") short-term rentals are taxed as commercial, rather than residential, property.

4. Endorse a Town Hall Meeting on the Future of Co-operative Housing for November 28 in partnership with the Co-operative Housing Federation of BC, as well as a Technical Workshop for staff and housing partners, with an in-kind contribution from the City consisting of: (a) the use of City Hall; and (b) Staff support with publicity / promotion of the Town Hall and Technical Workshop to optimize public and stakeholder participation.
5. Direct staff to initiate robust enforcement of STR regulations no later than January 1, 2019, to return units to the residential housing supply and ensure fairness for people complying with the regulations, and report back to Council within six months on the effectiveness of the regulations, including options for introducing platform accountability to improve compliance and reduce costs.

Respectfully submitted,



Councillor Loveday



Councillor Isitt