



Council Report

For the Meeting of March 14, 2019

To: Council **Date:** March 7, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Residential Rental Tenure Bylaw (No. 19-029)

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Residential Rental Tenure Bylaw, Amendment Bylaw (No. 1183) and Amendment Bylaw (No. 3) No. 19-029

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 19-029.

The issue came before Council on December 13, 2018 where the following resolution was approved:

Residential Rental Tenure Zoning Options

"That Council direct staff to:

1. *Introduce residential rental tenure zoning in Victoria by*
 - a. *preparing general amendments to Zoning Bylaw 2018 and the Zoning Regulation Bylaw;*
 - b. *adding residential rental tenure regulations to zones permitting secondary and garden suites;*
 - c. *adding residential rental tenure regulations to all new zones proposing:*
 - i. *purpose-built rental projects;*
 - ii. *projects seeking bonus density per the draft Inclusionary Housing and Bonus Density policy;*
 - d. *report back by February 2019 with a work plan for adding residential rental tenure regulations to existing purpose-built rental housing.*
2. *Add Residential Rental Tenure Zoning as a priority action item in the forthcoming Victoria Housing Strategy, 2016-2025 update to explore options for broader utilization, with implementation to begin in 2019;*
3. *Participate in a University of British Columbia School of Community and Regional Planning (SCARP) sponsored rental tenure zoning research project, with costs estimated to be approximately \$2500 and allocated from the contingency fund."*

Response to Council Motion

The attached bylaw has been prepared to introduce residential rental tenure regulations within Zoning Bylaw 2018 and Zoning Regulation Bylaw No. 80-159 (addressing recommendation 1.a. in

the above Council motion). This was seen as the priority amendment to provide the necessary foundation so that these regulations can be immediately applied to future rezonings that are proposing rental units (allowing future implementation of recommendation 1.c. in the above Council motion).

Staff are continuing work on this initiative with the next amendments focused on secondary suites and garden suites (recommendation 1.b in the above Council motion). Staff have also prepared a draft work plan for how to approach the more complex zoning initiative directed in 1.d. for existing purpose-built rental properties. As the Housing Summit on March 11, 2019 will include a session on residential rental tenure and is anticipated to help inform this work plan, staff will finalize the work plan following the Summit and will bring it to Council for consideration soon after.

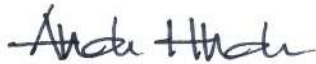
Conclusion

Residential Rental Tenure Bylaw, Amendment Bylaw No. 1183 and Amendment Bylaw No. 3. (No. 19-029) is ready for first and second readings.

Respectfully submitted,



Robert Batallas,
Senior Planner
Community Planning Division




Andrea Hudson,
Acting Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Date:



List of Attachments:

- Bylaw No. 19-029